

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

Dear Sir/Mam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 113 Welgevonden Boulevard, Stellenbosch

Application Property Number: Erf 15475

Applicant: Elco Property Developments PO Box 1036, Cape Gate 7562,  
dewef@elcprop.co.za

Owner: Innovative Property Management 21 Stepping Stones Street, Eversdal 7550  
christine@innoprop.co.za

Application Reference: LU/15157 (T)234/2022)

Application Type: Consent use for commune and Departure of parking bays

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

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015, for consent use in order to use an existing dwelling house as a three (3) bedroom commune on Erf 15475, Stellenbosch.

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015, for a permanent departure for the under provision of 2 parking bays on Erf 15475, Stellenbosch.

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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;

- Where relevant demonstrate the undesirable effect that the application will have if approved;
- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Elco property Developments by email: [dewet@elcoprop.co.za](mailto:dewet@elcoprop.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 **(04 May 2023)**

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 979 0959 during normal office hours.

Yours faithfully

**De Wet de Ridder**  
**Elco Property Developments**

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

Geagte Mnr/Me

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: 113 Welgevonden Boulevard, Stellenbosch

Aansoek eiendom beskrywing: Erf 15475

Aansoeker: Elco Property Developments PO Box 1036, Cape Gate 7562, dewef@elcoprop.co.za

Eienaar: Innovative Property Management 21 Stepping Stones Street, Eversdal 7550 christine@innoprop.co.za

Aansoek Verwysing: LU/15157 (T)234/2022)

Tipe Aansoek: Vergunning vir kommune en regulasie afwyking vir hoeveelheid parkeerplekke

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen vir toestemming vir die gebruik van 'n kommune ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsbywet (2015) om 'n kommune wat 3 persone huisves, toe te laat. Aansoek word gedoen vir 'n regulasie afwyking ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsbywet (2015) om 1 parkeerplek in plaas van 3 parkeerplekke toe te laat.

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-notices/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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.

- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
  - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Elco property Developments by email: [dewet@elcoprop.co.za](mailto:dewet@elcoprop.co.za). Deur 'n beswaar, kommentaar of verhoë 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 **(04 Mei 2023)**

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 021 979 0959 gedurende normale kantoor ure.

Die uwe

**De Wet de Ridder**  
**Elco Property Developments**



project management • town planning • development

00 0an 0000

**District Manager**

Department of Planning and Economic Development

P.O. Box 00

Stellenbosch

0000

Dear Sir/Madam

**APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 15475, STELLENBOSCH**

We hereby formally apply for the regulation departure and consent use in terms of the Stellenbosch Municipal Land Use Planning By-Law 000000 on the above mentioned erf in order to permit a compliance.

Please find herewith attached the following documentation for your perusal

- Completed & signed application form Annexure A
- Power of attorney and resolution Annexure B
- Copy of the Title Deed Annexure C
- Locality and zoning plan Annexure D
- Plans Annexure E
- Pre-scrutiny Correspondence Annexure F
- SG Annexure G
- Conveyancing Certificate Annexure H
- HO approval Annexure I

Trust the above mentioned suffices.

Kind Regards

000000000000

De Wet de Ridder

**FOR AND ON BEHALF OF ELCO PROPERTY DEVELOPMENT**

**Email: dewet@elcoprop.co.za**

# SECTION A: HISTORY AND BACKGROUND INFORMATION

## 1. INTRODUCTION

Ilco Property Developments was mandated by the owners of the property in Stellenbosch to apply on their behalf for a regulation departure of parking bay in lieu of and consent use to permit a coffee shop. It is important to note that HOA approval has been received and is attached as **Annexure I**. The Resolution and Power of Attorney authorizing this application is herewith attached in **Annexure B**.

This memorandum serves to outline the proposed development and to prove the necessity and desirability of the aforementioned application in order to obtain the approval from the relevant authorities. In addition its purpose is also to elaborate on information required by Council which will enable Interested and Affected Parties and Council to make informed comments and/or decisions on the proposed development.

## 2. HISTORY AND BACKGROUND



Fig. 1: Locality

The property is located within the Cloetesville suburb of Stellenbosch. The intention of this application is to apply for consent use of a coffee shop and a parking departure bay bays in lieu of. The subject application has already been discussed with Council and the pre-scrutiny is attached as **Annexure F**.

## SECTION B: LAND USE MANAGEMENT APPLICATION

### 3. THE APPLICATION

Application is hereby made on behalf of the registered owner for

- **Regulation Departure** in terms of Section 22(1)(b) of the Stellenbosch Municipal Land Use Planning By-Law to allow parking bays in lieu of.
- **Consent use** in terms of Section 22(1)(a) of the Stellenbosch Municipal Land Use Planning By-Law to allow a coffee shop

An application for duly completed and signed is herewith attached in **Annexure A** as well as the Power of Attorney and Resolution attached in **Annexure B**.

## SECTION C: LEGAL AND GENERAL INFORMATION

### 4. TITLE ASPECTS

Property of Stellenbosch is held by Deed of Transfer T. Please see **Annexure C** for a copy of the document.

#### 4.1. PROPERTY DESCRIPTION

By virtue of the Title Deed the property is described as "ERF 15475 STELLENBOSCH IN THE MUNICIPALITY OF STELLENBOSCH PROVINCE OF THE WESTERN CAPE"

#### 4.2. PROPERTY SIZE

The extent of the property is m<sup>2</sup>.

#### 4.3. REGISTERED OWNER

The registered owner of property is INVOLVING PROPERTY MANAGEMENT CC. As per the attached POA and Resolution of Johannes Oosthuizen appointed Christene Oosthuizen the power to sign the documentation.

Please see **Annexure B** for the associated POA and Resolution.

Application for Regulation Departure or consent use

#### 4.4. SERVITUDE

According to the Transport Deed there are no servitudes registered on the erf. Please see attached conveyancing certificate as Annexure H

### 5. GENERAL INFORMATION

#### 5.1. LOCATION & ACCESSIBILITY

The property forms part of the Welgevonden estate. The physical address of the property is 1111 Welgevonden Boulevard. The property obtains access via the estate gate on Welgevonden Boulevard which in turn connects with Koelenhoop Road (R102). The locality plan and aerial photo are herewith attached as figures 1 & 2 in Annexure D.

#### 5.2. EXISTING ZONING

In terms of the Stellenbosch Municipality Zoning Scheme By-Law 100000 the property is zoned as Conventional Residential Zone.

The zoning plan is herewith attached as figure 3 in Annexure D.

#### 5.3. EXISTING LAND USE

The property is currently utilised for single residential purposes

#### 5.4. SURROUNDING LAND USES & ZONING

The land uses in the immediate surrounding area are predominantly low density single residential housing with the same character and design concept as it is an estate. An open space is located adjacent to the property serving as a park for the surrounding erven.

For further detailed information about the surrounding zonings see the locality and zoning maps in Annexure D.

## SECTION D: DEVELOPMENT PROPOSAL & MOTIVATION

### 6. TOWN PLANNING PROPOSAL

#### 6.1. PROPOSED DEVELOPMENT

The intention of the current application is to get consent use for a co-tenure and a parking departure. The property will be rented out by the owner to 3 individuals and thus the consent use for a co-tenure is required. The existing building will not be changed or altered and will be utilised as it is in its current state. The three individuals will have access to the property and share the

Application for Regulation Departure consent use



conform on areas each having their own bedroom as indicated on the plans. **“Commune”** means “the use of the entire dwelling house, a second dwelling if one is built on the same land unit or dwelling unit in flats for the accommodation of boarders. A dwelling unit is used for a commune if the dwelling house, second dwelling or dwelling unit in flats is not occupied by a family as defined. The accommodation may be rented to boarders furnished or unfurnished. In the case of a dwelling house or second dwelling, the scale of any one building may not exceed that of a dwelling house which would ordinarily accommodate one family and must be able to revert to a dwelling house. Boarders may make use of the dwelling unit’s kitchen facilities and separate kitchens may not be installed for each room in contravention of the permitted number of dwelling units in the zone. At least one communal bathroom, kitchen and lounge/eating area shall be provided for boarders on in each dwelling unit on the land unit;”

Please see **Annexure E** for the Site Plan.

## 6.2. PROPOSED LAND USE & REGULATIONS

The zoning of the property will remain Conventional Residential Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law 1000000. In terms of the aforementioned a commune is allowed as a consent use on the subject zoning.

The table below illustrates the zoning requirements for a conventional residential zone versus the proposed parameters. As per the table only a departure for parking will be required.

ASPECT	DEVELOPMENT	
	Required	Proposed
<b>Parking</b>	Commune 1 bay per bedroom 1 bedroom 1 bays	1 Bay
<b>Street BL</b>	1	Complies (already approved as a dwelling)
<b>Common BL</b>	1	Complies (already approved as a dwelling)
<b>Coverage</b>	100	Complies (already approved as a dwelling)
<b>Height</b>	1 storeys	1 storeys

**Table 1:** Scheme parameters

Departure is required to allow 1 bay in lieu of 1 bays. It is important to note that 1 bays are in actuality provided but only 1 can be counted 1 bays are in tandem and 1 bays are technically

not “on-site” It could therefore in accordance with the by-law only be established that an on-site bay is provided. This is however enough incentive to approve the departure as all three tenants will have adequate parking availability. The garage provides a parking and in tandem in front of the garage is another parking bay. The road reserve sufficiently provides enough extent to allow for 2 “off-site parkings” and regarded as the norm for the houses in the area and is part of the design of the estate. The parking will be exclusively used by the boarding house residents.

Please refer to the Parking Plan attached in **Annexure E**.

## SECTION E: PLANNING POLICY & CONTEXT

### E) 1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 & WESTERN CAPE

#### LAND USE PLANNING ACT, 2014

SPLM Section 4 as well as LUP Section 4 identifies principles that apply to spatial planning, land development and land use management. These principles include spatial justice, spatial sustainability, efficiency, spatial resilience and good administration.

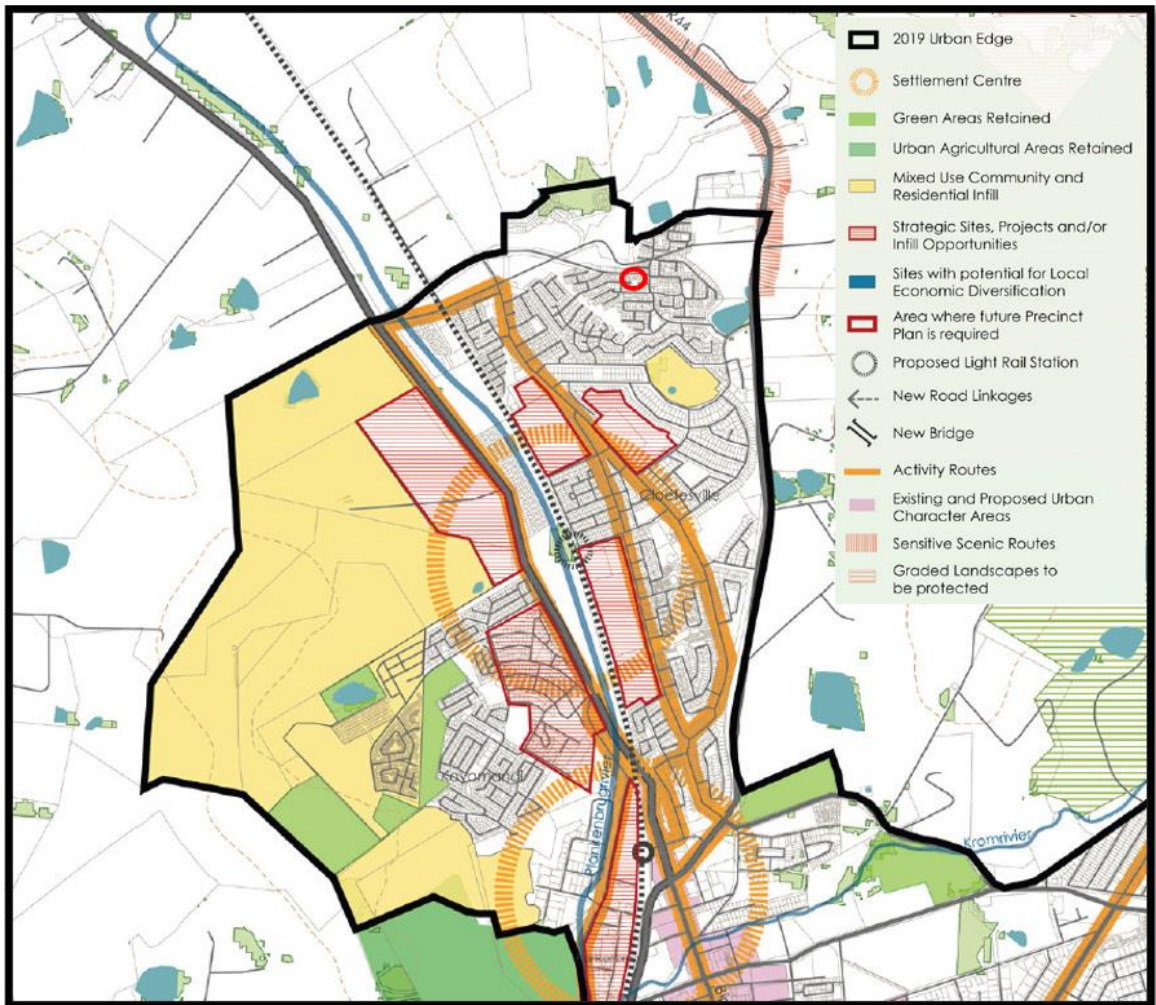
The proposed development is in line with these principles as per the below table.

PRINCIPLE	DISCUSSION
Spatial Justice	The provision of a co-opune will provide some desiccation together with an ongoing demand in the area as it is located within the urban edge. Limited employment opportunities (cleaning, maintenance, security) will be provided by the proposal. It will ensure the surrounding community have better access to jobs and amenities.
Spatial Sustainability & Efficiency	The proposed development protects natural resources through an increase in intensification on land that is not identified as high potential agricultural land. Through the incorporation of the proposed opportunities with the existing urban fabric the proposed development assists with spatial compactness and resilience.
Spatial Resilience	The property is currently used for single residential purposes. The proposed development seeks to provide intensification of this land use through the use of a co-opune. It will assist

	Limited employment opportunities (cleaning/maintenance) security will be stimulated by the proposal.
Good administration	The proposed development will adhere to any required approvals and follow all necessary processes.

**E) 2. STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK: 2019**

According to this framework the proposed development is located within the 2019 urban edge. “The town has grown significantly as a place of study, work, and tourism, while perhaps inadequately providing residential opportunity for all groups, and certainly lacking adequate provision of public transport and NMT options. Managing residential growth of the town, through providing more inclusive housing at higher densities than the norm, is vital.” The site is not located within a significant or specific earmarked area. It is not located in a green retention or sensitive area – it is thus suitable to propose the development in accordance with the SDP as it is not out of line.



**Figure 2:** Extract from SDP

### Existing housing demand:

As indicated in the SDP, there is a vast shortage in accommodation in Stellenbosch – especially in and around the town. Student accommodation around the town is key and densification is hence required by intensifying land uses like co-houses on residential erven.

## E) 3. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2014

The “PSDF”, identifies densification as one of the provincial’s key objectives while specifying that residential density in urban areas increase to 40 dwellings per hectare. The application complies with the framework by proposing a densified land use – accommodating an influx of individuals. The proposal also adheres to the following principles as set out in the document namely:

### Sustainability and Resilience

Land development should be spatially compact – resource – frugal – compatible with culture and scenic landscapes – and should not involve the conversion of high potential agricultural land or compromise ecosystems.

### Spatial Efficiency

Efficiency relates to the form of settlements and use of resources – compactness as opposed to sprawl – mixed use as opposed to mono-functional land uses and residential areas close to work opportunities.

### Access

Improving access to services – facilities – employment – training and recreation – and safe and efficient transport modes is essential to achieving the stated settlement transitions of the SDP and OneCape.

### Quality and Liveability

The quality of an environment directly contributes to its liveability. Quality built environment is one that is legible – diverse – varied and unique. Legible built environments are characterised by the existence of landmarks such as notable buildings and landscaping – well defined public spaces – as well as navigable street networks.

## SECTION F: MOTIVATION

Section 22 of the Stellenbosch Municipal Land Use Planning By-Law (2017) states that there are certain criteria that need to be assessed before a decision on an application is made. These include the social and economic impact, scale of the capital investment, compatibility with surrounding land uses, impact on the external engineering services, impact on safety, health and wellbeing of the community, impact on heritage, impact on the biophysical environment, traffic impacts, parking, access and other transport related considerations. The following section will explore these aspects in relation to the proposed development's desirability.

### F) 1. SOCIO-ECONOMIC IMPACT

The application seeks to provide convenience availability within an area of need. Limited employment opportunities (sales, cleaning, maintenance) will be provided by the proposal. It will ensure the surrounding community have better access to jobs and amenities. The provision of housing provided for students also stimulates the vision of Stellenbosch providing for the socio-economic setting.

### F) 2. COMPATIBILITY WITH SURROUNDING LAND USES

The land uses in the immediate surrounding area are predominantly residential housing. The nature and scale of the proposed application will be in the same context and fit in well with the surrounding land uses. The property will still be used for residential purposes, just within the context of a convenience. The departure in parking will not pose an issue, as enough on-site and tandem parking is provided to host the convenience.



**Fig. 3:** Surrounding residential uses and additional parking

For further detailed information about the surrounding zonings see the locality and zoning maps in **Annexure D**.

**F) 3. IMPACT ON EXTERNAL ENGINEERING SERVICES**

The proposed land use will stay as per the current status and therefore not having an impact on existing engineering services. The developer will be liable to pay DC's required which will ensure investment towards Council provided services such as roads, transport, storm water, sewerage, water and solid waste.

**F) 4. IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY**

The application seeks to provide a cohesive within an area of much needed housing opportunities. Little to no additional traffic will be caused initially influencing the safety, health and wellbeing of the surrounding community. The cohesive will create jobs for cleaning, maintenance and security. Benefits of intensification include the reduction of the consumption on valuable non-renewable resources, the development of equitable access to opportunities, facilitation of economic opportunities, support of service provision, increase in housing opportunities as well as the enhancement of urban place making and safety. The proposed development is therefore in the best interest of the general public.



**F) 5. IMPACT ON HERITAGE**

The proposal does not trigger any listed activities under the National Heritage Resource Act.

**F) 6. IMPACT ON THE BIO-PHYSICAL ENVIRONMENT**

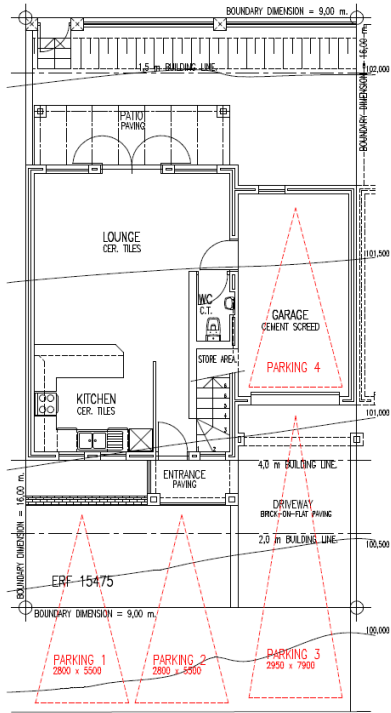
No change or alterations will be made to the building or landscaping and it will stay as it is currently implemented hence there will be no impact on the bio-physical environment.

**F) 7. TRAFFIC IMPACT, PARKING ACCESS, OTHER TRANSPORT RELATED CONSIDERATIONS**

Access to the property will be obtained from Welgevonden Boulevard within the complex. Co-zone requires 1 bay per bedroom hence 3 bays are required. The proposed regulation departure to allow 3 bays in lieu of 4 will not have a detrimental impact on the area. Little additional traffic will be caused as the property will still be utilised for residential purposes. It is important to note that 3 bays are in actuality provided for the 3 tenants but only 1 can be counted (3 bays are in tandem and 2 bays are technically not "on-site"). It could therefore, in accordance with the by-law only be established that 1 on-site bay is provided. This is however enough incentive to approve the departure as all three tenants will have adequate parking availability. The garage provides a parking and in tandem in front of the garage is another parking bay. The road reserve sufficiently provides enough extent to allow for 2 "off-site parkings" and regarded as the norm for the houses in the area and is part of the design of the estate.



**Fig. 4:** Parking of surrounding properties



**Figure 5:** Proposed parking

It should also be noted that additional parking is available for the complex residents to the South about 100 m to the subject property.





**Figure 6:** Parking availability in the complex

Please refer to the Parking Plan attached in **Annexure E**.

## SECTION F: SUMMARY AND CONCLUSION

As fully detailed in this report, the proposed consent use of a complex will be desirable in the area and will not adversely affect the rights of any other properties in the area. The consent use is also compatible with the policies discussed in Section 4 and is therefore considered desirable. In relation to the above, the Property Development Committee recommends the approval of the proposed application.

This recommendation is supported by the following:

- The zoning will remain
- The property will still be utilised for residential purposes only as a complex
- The proposed use will remain compatible with the surrounding uses
- The proposed development will not have a detrimental impact on the area seeing as enough on-site parking is available
- The proposal is in line with relevant policies and frameworks
- The proposed development will be in the best interest of the general public, providing much needed student accommodation availability.

[dewet@elcoprop.co.za](mailto:dewet@elcoprop.co.za)

---

**From:** dewet@elcoprop.co.za  
**Sent:** Monday, 03 April 2023 09:50  
**To:** 'Christine Oosthuizen'  
**Subject:** Notice of Land Development Application - Stellenbosch Erf 15475 51977 LU/15157 TP234/2022  
**Attachments:** 51977 2 Notice.pdf; 51977 Notice.pdf

Good day,

Please find attached for you attention.

Regards,



[dewet@elcoprop.co.za](mailto:dewet@elcoprop.co.za)

---

**From:** dewet@elcoprop.co.za  
**Sent:** Monday, 03 April 2023 09:50  
**To:** 'veronique.swartz@pamgolding.co.za'  
**Subject:** Notice of Land Development Application - Stellenbosch Erf 15475 65605 LU/15157 TP234/2022  
**Attachments:** 65605 Notice.pdf

Good day,

Please find attached for you attention.

Regards,



The banner features the Elco Property Developments logo on the left, which includes a stylized house icon and the text 'elco PROPERTY DEVELOPMENTS'. Below the logo are two orange buttons: 'VISIT WEBSITE' and 'ABOUT US'. On the right side, the name 'De Wet de Ridder' is displayed in orange. Below the name, contact information is listed with icons for phone, location, and email: '021 979 0959', 'Unit 1, Heritage Square, c/o Vrede & Gladstone Street, Durbanville, 7550', and 'PO Box 1036, Cape Gate, 7562'. The background of the banner shows a 3D architectural rendering of a modern house and a stylized map.

[dewet@elcoprop.co.za](mailto:dewet@elcoprop.co.za)

---

**From:** dewet@elcoprop.co.za  
**Sent:** Monday, 03 April 2023 09:50  
**To:** 'ilse@capefruits.co.za'  
**Subject:** Notice of Land Development Application - Stellenbosch Erf 15475 65929LU/15157 TP234/2022  
**Attachments:** 65929 Notice.pdf

Good day,

Please find attached for you attention.

Regards,



**elco**  
PROPERTY DEVELOPMENTS

**De Wet de Ridder**

☎ 021 979 0959

🏠 Unit 1, Heritage Square, c/o Vrede & Gladstone Street,  
Durbanville, 7550

✉ PO Box 1036,  
Cape Gate,  
7562

[VISIT WEBSITE](#) [ABOUT US](#)

dewet@elcoprop.co.za

---

**From:** dewet@elcoprop.co.za  
**Sent:** Monday, 03 April 2023 09:50  
**To:** 'chaardi\_klein@yahoo.co.uk'  
**Subject:** Notice of Land Development Application - Stellenbosch Erf 15475 67036 LU/15157 TP234/2022  
**Attachments:** 67036 Notice.pdf

Good day,

Please find attached for you attention.

Regards,



[dewet@elcoprop.co.za](mailto:dewet@elcoprop.co.za)

---

**From:** dewet@elcoprop.co.za  
**Sent:** Monday, 03 April 2023 09:50  
**To:** 'delange.billy@gmail.com'  
**Subject:** Notice of Land Development Application - Stellenbosch Erf 15475 73474 LU/15157 TP234/2022  
**Attachments:** 73474 Notice.pdf

Good day,

Please find attached for you attention.

Regards,



**elco**  
PROPERTY DEVELOPMENTS

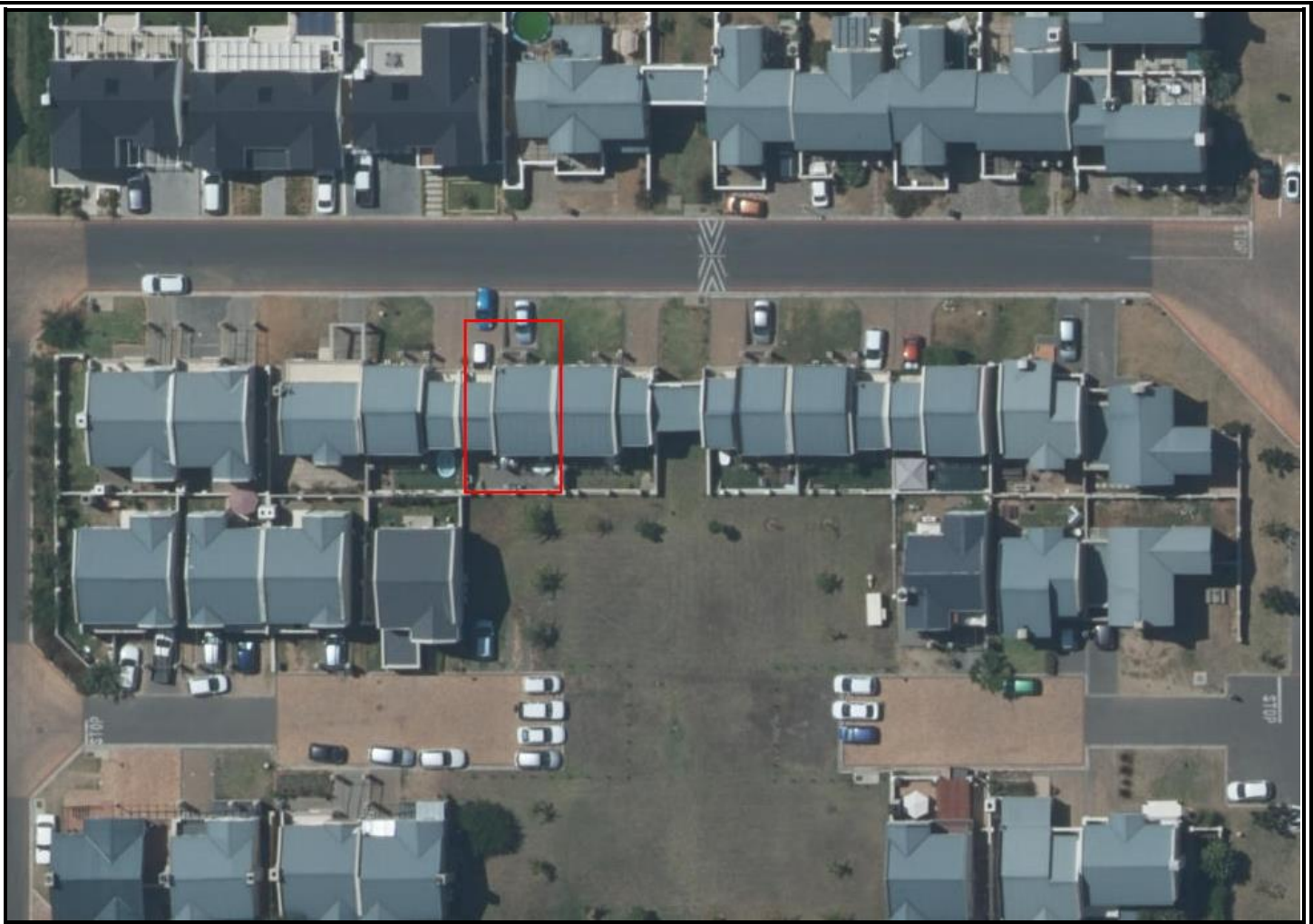
**De Wet de Ridder**

☎ 021 979 0959

🏠 Unit 1, Heritage Square, c/o Vrede & Gladstone Street,  
Durbanville, 7550

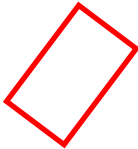
✉ PO Box 1036,  
Cape Gate,  
7562

[VISIT WEBSITE](#) [ABOUT US](#)



**Project**  r       Stellenbosch

**Date**   
 Dece  ber

**Legend**   
 Property Concerned  

**Title**   
 Locality Plan

**Scale**   
 .T.S

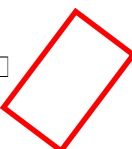
**Draw No.**

**Figure**   
**1**



**Project**  r        Stellenbosch

**Date**   
 Dece  ber

**Legend**   
 Property Concerned  

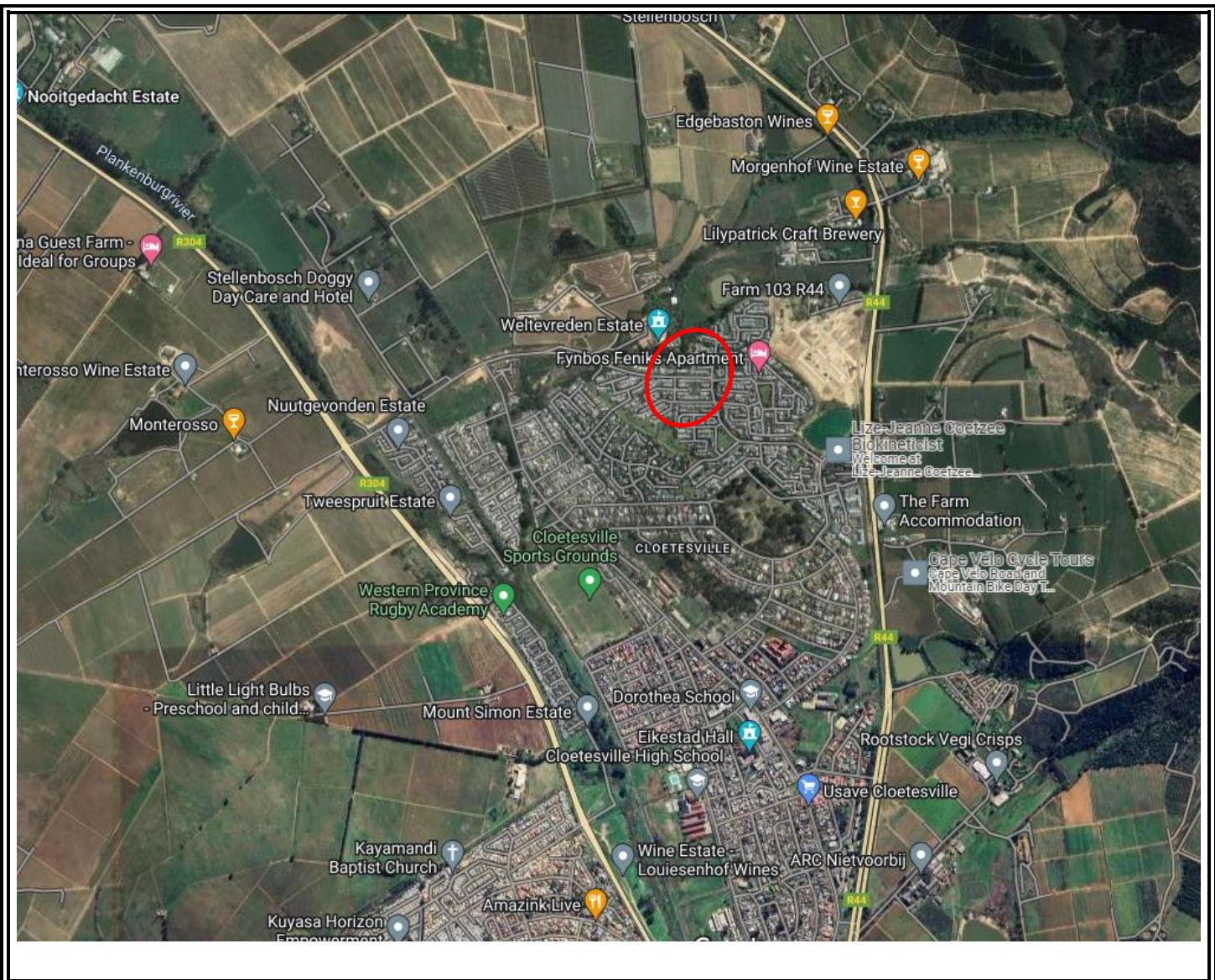
**Title**   
 oning Map


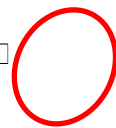
**Scale**   
 .T.S

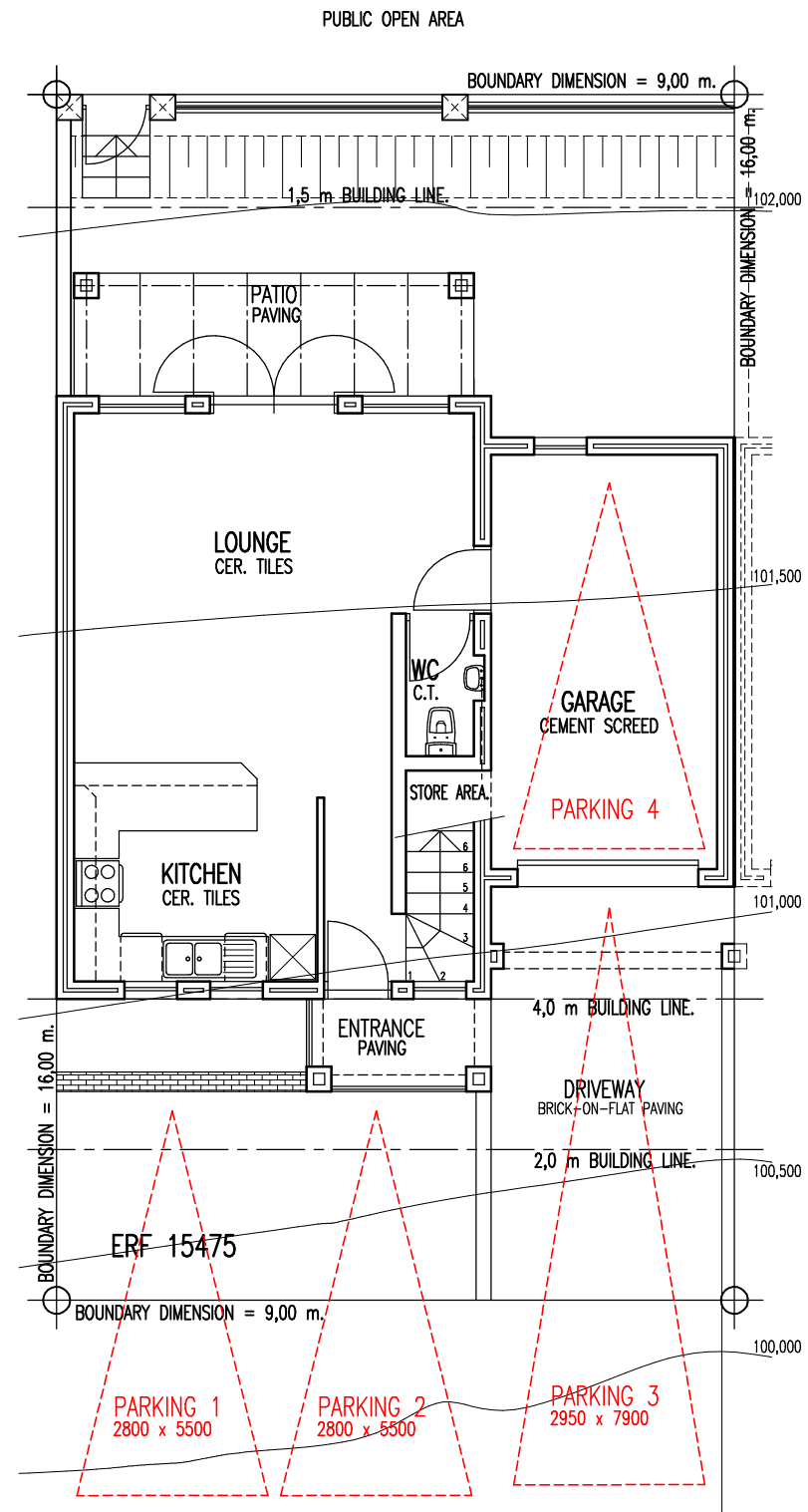
**Drw No.**

**Figure**   
**2**



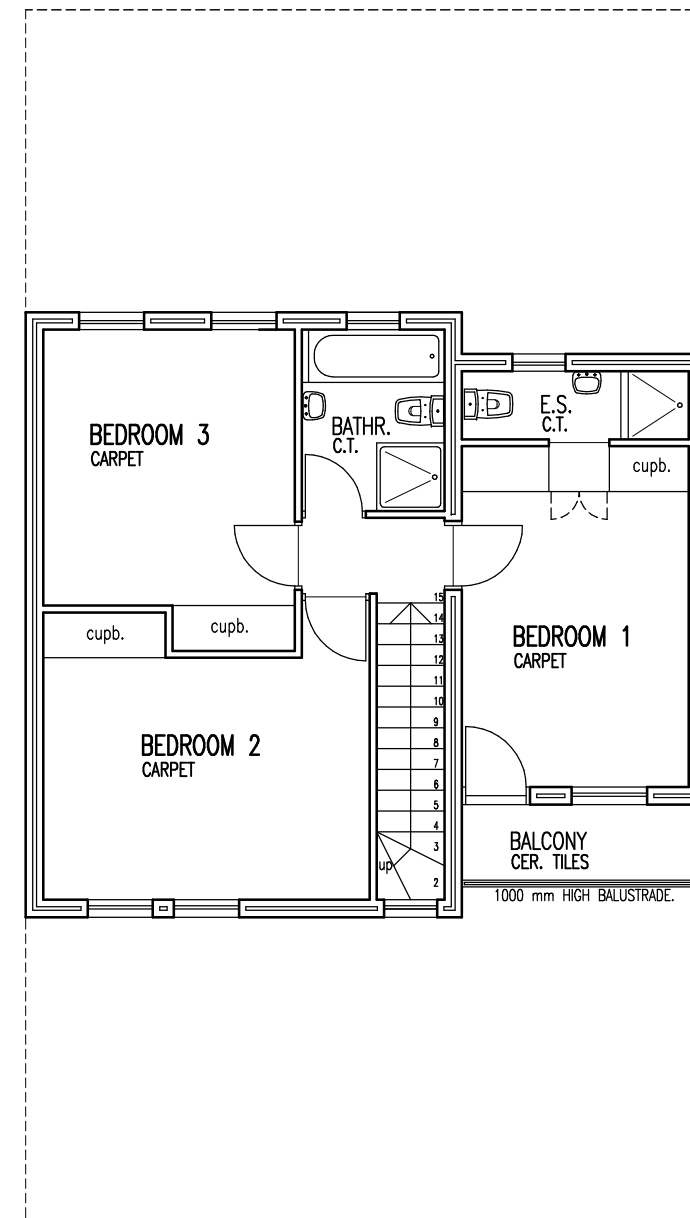


	<b>Project:</b> <input type="checkbox"/> r <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Stellenbosch	<b>Date</b> <input type="checkbox"/> Dece <input type="checkbox"/> ber <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	<b>Legend</b> <input type="checkbox"/>  Property Concerned <input type="checkbox"/> 	<b>Title</b> <input type="checkbox"/> Serial Photo
	<b>Scale</b> <input type="checkbox"/> <input type="checkbox"/> .T.S	<b>Drw No.</b> <input type="checkbox"/>
	<b>Figure</b> <input type="checkbox"/>  <div style="text-align: center; font-size: 2em; font-weight: bold;">3</div>	



113 WELGEVONDEN BOULEVARD  
**GROUND FLOOR AND SITE LAYOUT:**  
 SCALE 1:100

Parking of Commune = 1 bay per bedroom:  
 Required = 3 bays  
 Provided = 1 bay  
 (Please note 4 bays are provided of which 2 is in tandem and 2 is off-site, thus only 1 bay is regarded adequate).



**FIRST FLOOR LAYOUT:**  
 SCALE 1:100

**ERF 15475**  
**danie de wet**  
 - building designs -

SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION - T1144  
 VILLA SONDRIO 6 P.O. BOX 4342  
 ROSEDALE ESTATE TYGERVALLEY  
 DURBANVILLE BELLVILLE 7536  
 TEL. (021) 975 7002 CELL. 082-8686 219