

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

Stellenbosch Ratepayer's Association  
PO Box399  
Stellenbosch  
7599  
Email: [info@stellenboschratoavers.org](mailto:info@stellenboschratoavers.org)

Dear Sirs:

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

Application Property Address: **15 Buitekring Street, Dalsig, Stellenbosch**

Application Property Number: **Erf 1014, Stellenbosch**

Applicant: **Marlin Geringer, of Geringer Architects: [marlin@geringer.co.za](mailto:marlin@geringer.co.za)**

Owner: **Du Toit Family Trust, care of Etienne Du Toit: [edt@vodamail.co.za](mailto:edt@vodamail.co.za)**

Application Reference: **LU/15643 (TP273/2023)**

Application Type:

### **APPLICATION FOR A CONSENT USE ON ERF 1014, STELLENBOSCH**

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 Municipality Land Use Planning By-law, 2015 for a Consent Use in order to utilize the existing dwelling house as Guest house on Erf 1014, 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: **Martin Geringer, of Geringer Architects: martin@geringer.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 **7 September 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 082 338 6531 during normal office hours.

Yours faithfully

**Martin Geringer, of Geringer Architects**

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

Stellenbosch Belastingbetalersvereniging  
Posbus 399  
Stellenbosch  
7599  
E pos: [info@stellenboschratoevers.org](mailto:info@stellenboschratoevers.org)

Geagte Mnr / Mev.

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

Adres van aansoek eiendom: **Buifekringstraat 15, Dalsig, Stellenbosch**

Aansoek eiendom beskrywing: **Erf 1014, Stellenbosch**

Aansoeker: **Martin Geringer, Geringer Argitekte: martin@geringer.co.za**

Eienaar: **Du Toit Familietrust, by name Etienne Du Toit: edt@vodamail.co.za**

Aansoek Verwysing: **LU/15643 (TP273/2023)**

Tipe Aansoek: **AANSOEK VIR AFWYKING VAN GRONDGEBRUIK OP ERF 1014, STELLENBOSCH**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

**Aansoek word gedoen in terme van Seksie 15(2) (o) van die Stellenbosch Stedelike Beplanning vir Tegnieuse Goedkeuring vir die gebruik van die eiendom as 'n Gastehuis.**

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 tydspan 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: **Martin Geringer, Geringer Argitekte: martin@geringer.co.za** Deur 'n beswaar, kommentaar of verfoë 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 **7 September 2023**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 338 6531 gedurende normale kantoor ure.

Die uwe

**Martin Geringer, namens Geringer Argitekte.**



**GERINGER ARCHITECTS**  
2 Alma Road, Kenridge, Durbanville  
martin.geringer@falsebay.org.za  
082 338 6531



**Our Reference: 143 DU TOIT BUITEKRING**

**03 April 2023**

**Director: Planning and Development Services  
Stellenbosch Municipality  
Town House  
7600 STELLENBOSCH**

**Attention: Mr. Bongive Zondo**

Sir

**RE: ERF 1014, STELLENBOSCH: APPLICATION FOR CONSENT USE TO  
ALLOW THE EXISTING PROPERTY TO BE OPERATED AS A GUEST HOUSE  
FACILITY.**

## **1. Land use planning applications**

Pertaining to **Erf 1014, Stellenbosch** (hereafter referred to as the subject property):

(i) Application is hereby made i.t.o. Section 15.(2)(o) of the Stellenbosch Municipality Planning By-law, 2015 for a consent use required in terms of the zoning scheme; to allow for the operation of a Guest House on the property.

## **2. Property details**

The subject property is located at 15 Buitekring Street, in Dalsig, Stellenbosch – see Figures 1 and 2 below.



*Figure 1: Locality of Erf 1014, Stellenbosch*



*Figure 2: Streetview of 15 Buitekring Street, Dalsig*

The subject property is described in the Deed of Transfer No. T50231/2006 as Erf 1014, Dalsig, Stellenbosch.

The Trustees of the Du Toit Family Trust Registration number IT 931/1996 are the registered owners of the subject property.

The subject property is 1872 m<sup>2</sup> (One Thousand Eight Hundred and Seventy Two Square Metres) in extent.

### **3. Development proposal**

The landowner wishes to convert the existing dwelling into a Guest House, consisting of 2 Bedroom Suites on the Ground Floor Level, and 6 Bedroom Suites on the First Floor, adding to a total of 8 Bedroom Suites fitted into the existing building envelope.

Once the land use planning application has been approved, a formal building plan for the proposed building alterations will be submitted to Building Control for approval.

### **4. Motivation for the Consent Use to allow the operation of a Guest House:**

The motivation for the Consent Use is as follows:

- (Title deed search)

A title deed search was undertaken by Hennie Van Rooyen Attorneys. According to their attached Conveyancer Certificate there are no title deed conditions that will restrict the proposed conversion of the existing dwelling into a Guest House facility. The current conventional residential zoning of the property also allows the operation of a Guest House Facility as a Consent Use Application at the Land Use Management department.

According to the Stellenbosch Municipal Zoning Scheme Bylaw of 2019,

(1) A guest house or commune in this zone may only be established if a consent use is approved by the Municipality.

(2) A guest house or commune in this zone shall only be conducted from a dwelling house, and/or a second dwelling house and the total extent of buildings on the land unit shall not exceed the scale of a dwelling house and/or second dwelling together with its normal outbuildings and shall be capable of reverting back to normal use as a dwelling house. As a development plan of this application, the scope of the internal alterations are such that no additional building work is planned. All of the alterations are internal alterations, or minor works, and the house could easily be

converted back to a normal dwelling.

(3) Upon granting a consent use, the Municipality shall impose a condition which restricts the number of bedrooms which may be used for accommodation, provided that the number of bedrooms shall not exceed eight bedrooms and parking shall be provided in accordance with section 33. If enough parking cannot be accommodated for the number of proposed rooms, the Municipality shall limit the number of bedrooms which may be used for the accommodation to be commensurate with the parking that can be provided on the land unit.

All though the restriction mentioned in clause (3) above is limiting the amount of bedrooms that may be used for accommodation to eight rooms, the current accommodation and area of the house easily lends itself to accommodate more than eight rooms, (in this instance, ten rooms are easily accommodated).

According to section 33 of the Stellenbosch Zoning Scheme, parking must be allowed for (on site) of one bay for each bedroom suite. According to the Site Development Plan, parking is provided for 10 visitors, on-site to allow for the development of ten bedroom suites.

(4) Landscaping shall be provided to the Municipality which may include provisions, for the screening of parking areas to ensure visual impacts are mitigated. As this property is already fenced with solid and landscaped screens on all the street boundaries, the existing carriage way crossing can be used to access the on-site parking bays which are totally screened from street views.

(5) In compliance with item (6) the provision in the guest house does not make any provision to contain a meeting room, wellness centre, or beauty treatment rooms.

(6) Meals and beverages may only be served to bona fide guests who reside at the guest house.

(7) As the by-law states in item (8) of the act, The Municipality may impose any conditions required to mitigate the potential impact of a guest house or commune on adjoining properties and the area.

(8) Precedent Study: Other Guest House Facilities currently operating in the Dalsig Area:

A quick desktop study reveals that there are various other Guest House facilities currently operating in the Dalsig Area:

8.1 African Valley Estate, operating with 12 rooms, accommodating 36 guests, 1.6km away from the subject property.

8.2: Clouds Estate, operating with 34 rooms, accommodating 80 guests. (1.83 km away from the subject property)

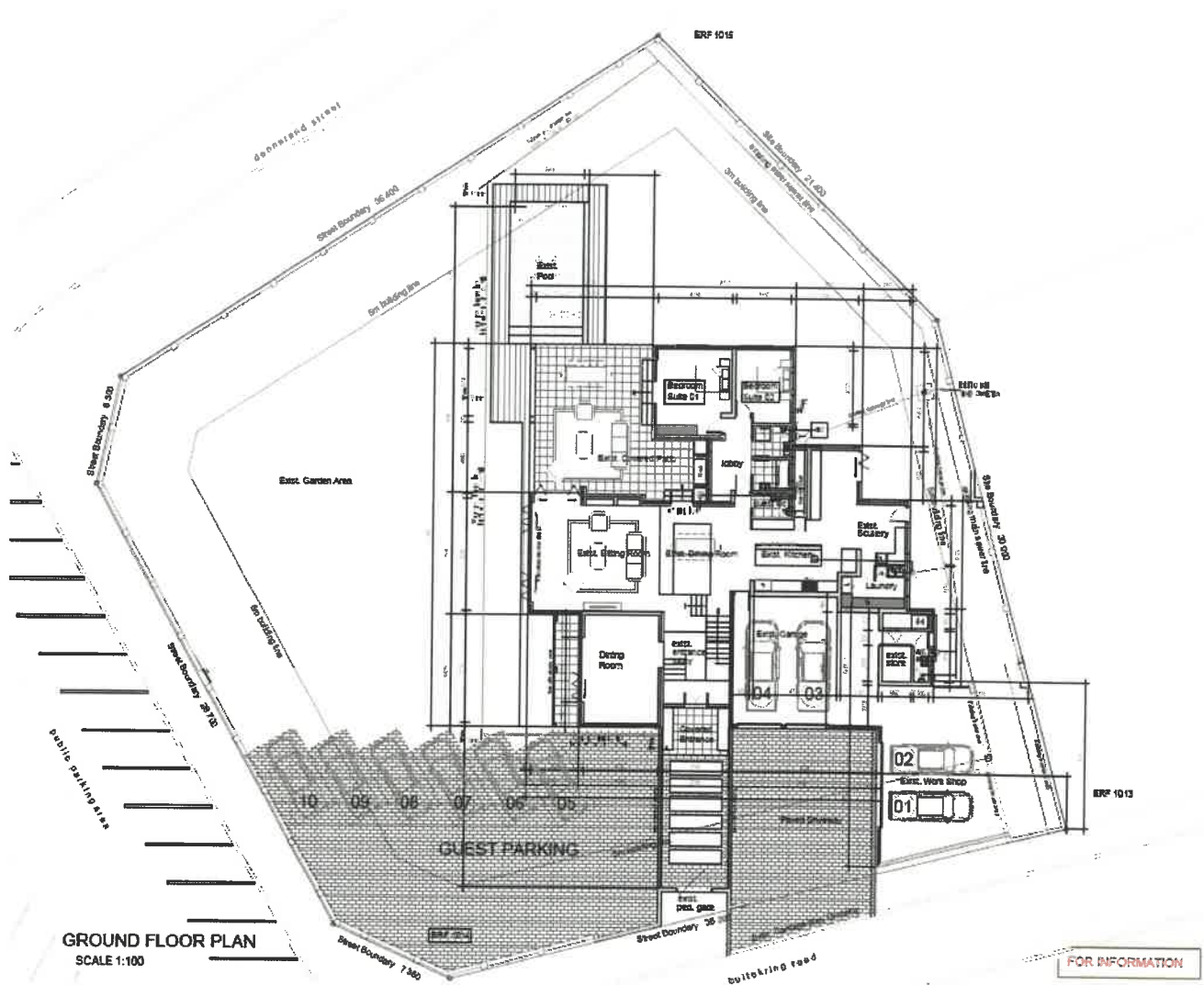
8.3: Rozendal Guest Farm, operating with 20 rooms, accommodating 58 guests. (2.03 km away from the subject property)

8.4 Le Pommier wine estate, operating with 15 rooms and accommodating 32 guests, (2.06 km away from the subject property) and

8.5 Banhoek Lodge, operating with 7 rooms and accommodating 21 guests (2.06 km away from the subject property)

## 5. Proposed Site Development Plans:

### 5.1 GROUND FLOOR PLAN / SITE PLAN:





### On the GROUND FLOOR PLAN:

On the existing site plan, the carriage way access from Buitekring Street will remain, providing access to 10 on-site parking bays.

The parking bays area screened off from the street.

The existing house layout presents itself as a perfect layout for 3 en-suite rooms, accessible from within the house, making use of the existing front door, as well as have access from the outside from existing covered patios.

The existing Kitchen, and Living Room can remain as is currently,

Current Laundry Room, Live-in quarters and Double Garage can also remain as is.

### On the FIRST FLOOR PLAN:

The current stair well, which is an open stair well, connects to a central access foyer, with a double volume to connect to the existing Main Entrance, can remain as is. Access to seven en-suite rooms are facilitated from the central foyer, all rooms receive a tiled balcony as well as en-suite and sitting area.

THE GARDEN remains as is, with the Pool serving all guests with privacy, linking to an existing Covered Braai Patio to remain as is.



*5.3 Street view on Buitekring Street, Carriage Way Access on Southern Boundary:*



*5.4 Street view on Public Parking Area, Western Boundary*



5.5 Street View on Dennerand Street to Northern Boundary

## 6. List of supporting documents

Find attached hereto the following supporting documents:

- **Section A:** Land Use Planning Application Form
- **Section B:** Power of Attorney
- **Section C:** Title Deed and General Plan
- **Section D:** Conveyancer Certificate
- **Section E:** Locality Plan and Site Development Plan

## 8. Conclusion

*The natural setting for the subject property, provides for full privacy from the surrounding neighborhood, being totally surrounded by trees, plants, screen walls and other landscaping elements.*

*The current house layout lends itself perfectly for the conversion into a Guest House, with the central foyer located on the Ground Floor, the Main Entrance linking all the Guest Bedrooms to the Living Area, Kitchen and external Braai Patio and Pool.*

*The First Floor also functions around a central access double volume to all the Guest Bedrooms.*

*As the current landscaping layout will also remain unchanged, the only alterations that is proposed to the building is minor works on the inside of the house, without any major structural change to the roof or structure of the house.*

*As the street views show in item 5.3, 5.4 and 5.5 above, the impact of the application on the surrounding neighborhood would be minimal.*

*The favorable review of the application would be highly appreciated.*

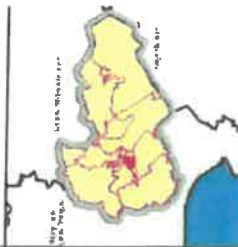
*Kindly contact the applicant, Martin Geringer on the following contact details:*

**Geringer Architects**  
**[martin@geringer.co.za](mailto:martin@geringer.co.za)**  
**082 338 6531**

**Martin Geringer**

# 1014 Stellenbosch

## Legend



Stellenbosch Municipality  
Planning & Economic Development  
Created by: Corporate GIS

Date: 2023/08/22

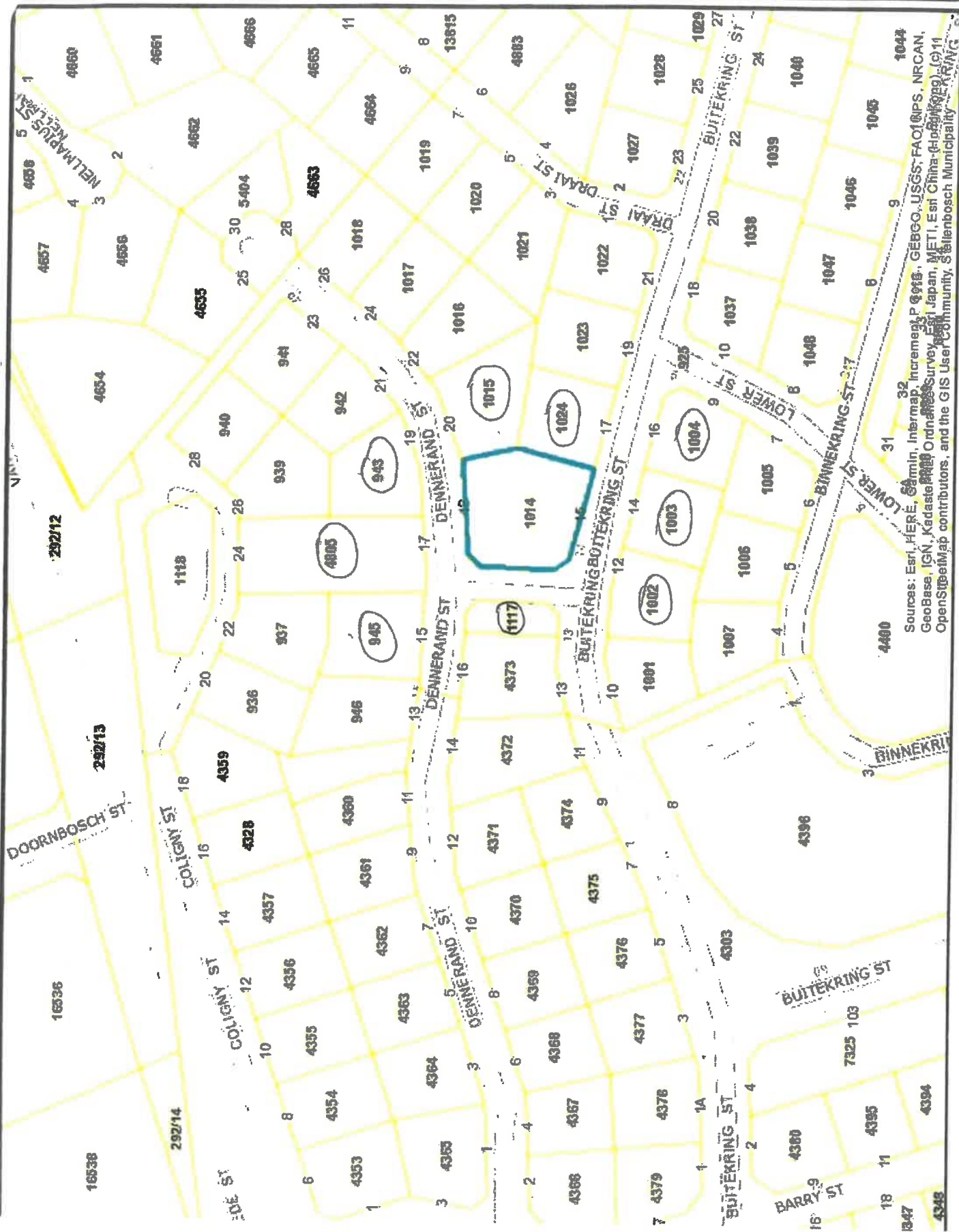


Author: Stellenbosch Municipality



Stellenbosch Municipality  
Street Address:  
71 Plein Street, Stellenbosch, 7600  
Tel: 021 803 8858

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SCALE 1:100

## FOR INFORMATION

[illegible]

requirements of managerial and other authorities concerned must be followed it, subsidiary and sub-contractions are in effect all dimensions and levels on this scale affecting everything work.

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APPROVED BY SCRUTINY ARCHITECT  
MARTIN GEDINGER, PR ARCH 7102  
DATE: 20-06-2022

9

549 Upper Kensington Ave  
Kensington  
Durbanville  
Cape Town  
082 338 6531  
021-879 2914  
Fax 086 620 9844  
marketing@nervos.co.za

**PROPOSED BUILDING ALTERATIONS**  
On Erf 1014  
Dalsig, Stellenbosch  
for the Du Toit Family Trust

**FIRST FLOOR PLAN**

|                                                       |                                               |                                                            |
|-------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> PRE-ORDER NO.<br>PENDING IN. | <input type="checkbox"/> ENG. No.<br>TEST No. | <input type="checkbox"/> REG. ORDER NO.<br>VPO CONTACT No. |
|                                                       | 02                                            |                                                            |
| <input type="checkbox"/> REAL TIME<br>shown           | <input type="checkbox"/> DATE IN<br>OCT 2022  | <input type="checkbox"/> DATE IN<br>MG                     |

**KINDLY NOTE:**

1. The POE may only be submitted once all relevant municipal departments and organs of state have submitted their comment, inclusive of the applicant's written reply thereto.
2. When any comments have been discussed or amended terms negotiated with the relevant commenting entity, the amended comments and the applicant's written reply thereto must be attached to the POE.
3. The decision-making period will only commence after receipt and confirmation of a complete POE in accordance with section 57 of the Bylaw.

**COMPLETE AND SIGN THE FOLLOWING DECLARATION****DECLARATION**

I, (full names & surname) ETIENNE DU TOIT

and ID No: 69 01 12 5019 086, as the Applicant for the above application, hereby confirms:

- 1) the public participation process for the subject application was duly undertaken in accordance with the instruction for such process and the associated requirements stipulated in the Stellenbosch Municipal Land Use Planning Bylaw;
- 2) the information contained in the above checklist and the accompanied information and documentation in the Portfolio of Evidence for the concluded public participation process, are accurate and complete; and
- 3) the personal information (e.g. name, address, contact details) of interested and affected parties as supplied by the Municipality was only used for official municipal communication matters with reference to the Protection of Personal Information Act 4 of 2013 (POPI).

Duly signed on 03 August 2023 at Stellenbosch  
Date Place

  
 Signature

*For office use only*

**CHECKED BY ADMINISTRATIVE OFFICER**

**CHECKED BY TOWN PLANNER**

**DATE VERIFIED**

**NOTES TO BE RECORDED:**