



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19322 (TP1236/2025)

Our File Reference Number: Erf 6501, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E

Sir / Madam

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME: ERF 6501, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application (s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 6501, Stellenbosch for:
 - 3.1 **Technical Approval** in terms of Section 15(2)(g) to convert the existing structure into a second dwelling unit.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
5. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 5.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 5.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 5.3 The development and building plans be generally in accordance with set the of floor plans, site plan, section and elevations as referenced on drawing number: 100, 101, dated

03 March 2025, drawn by RDC Designs cc Architectural Technologist and drawing number:
Erf 6501, dated 05 June 2024, drawn by BBS.

5.4 The conditions imposed by the Directorate: Infrastructure Services as contained in their memo dated 29 August 2025 (see **ANNEXURE D**) be complied with.

5.5 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

6. **The reasons for the above decision are as follows:**

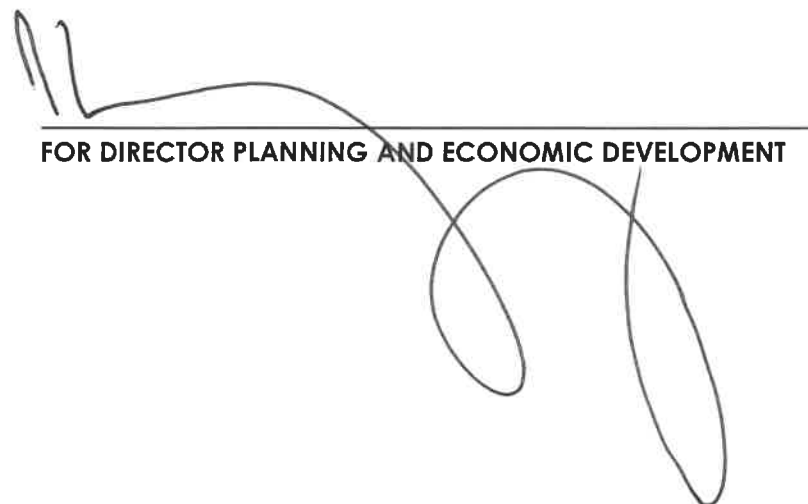
6.1 The proposal will not impact any municipal services.

6.2 The proposed development will not detract from the character of the area.

6.3 The proposed second dwelling is in full compliance with the development parameters and technical requirements applicable to additional uses, as stipulated in the Stellenbosch Zoning Scheme By-Law, 2023.

7. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

17/10/2025
DATE:

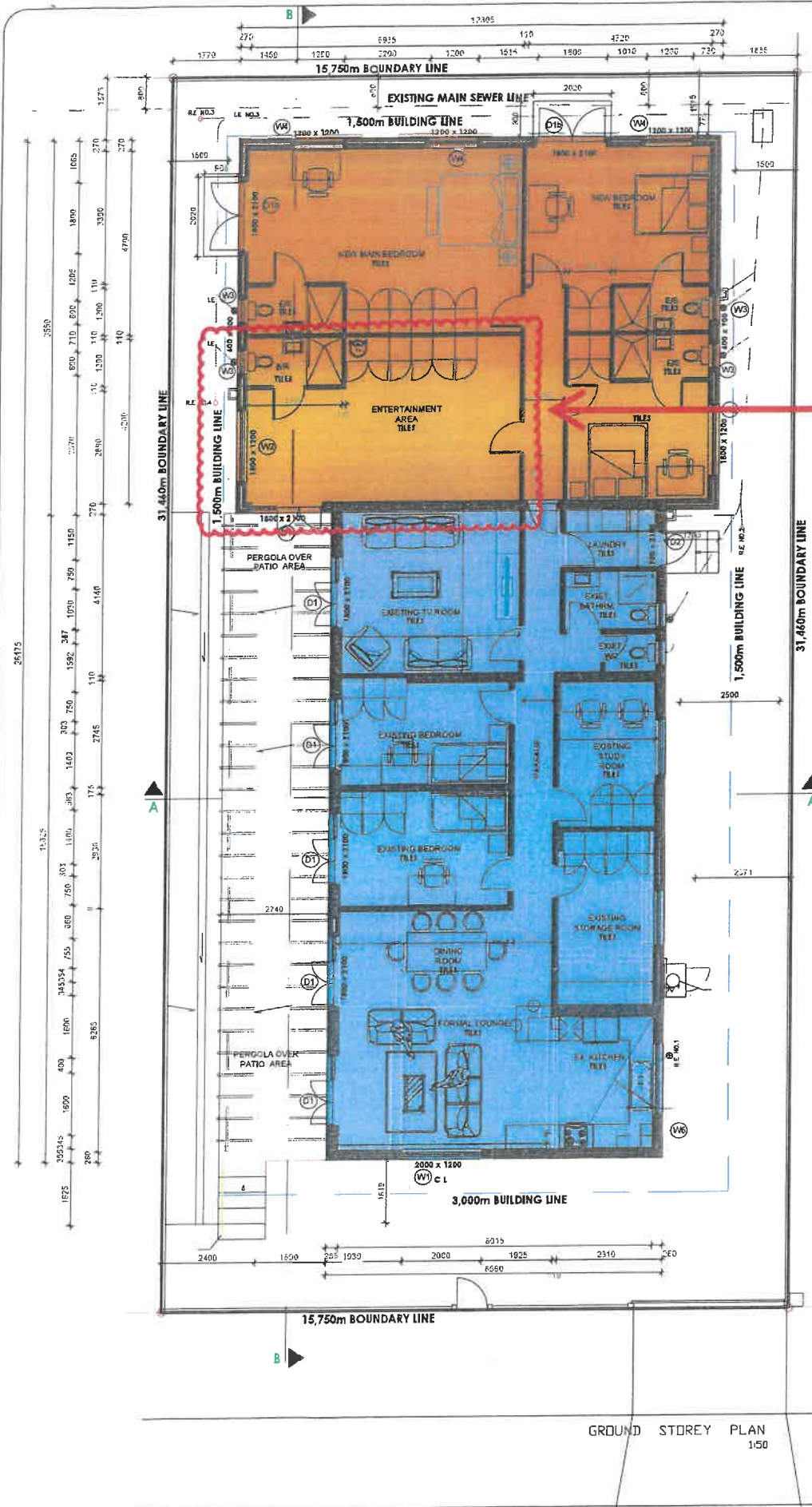


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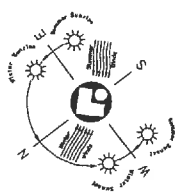
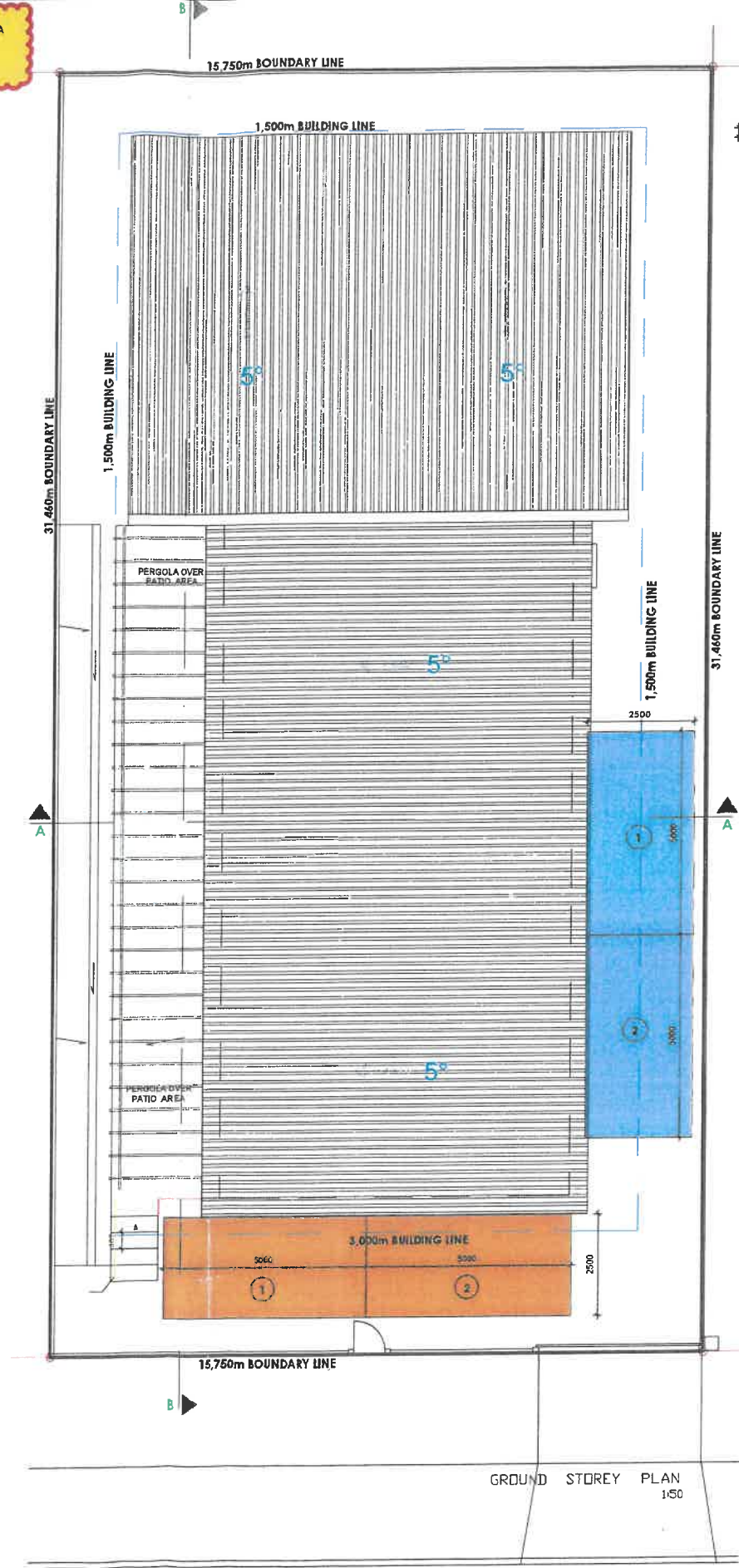
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ANNEXURE B: SITE DEVELOPMENT PLAN



GROUND FLOOR PLAN ERF 6501 - IDAS VALLEY
1:75



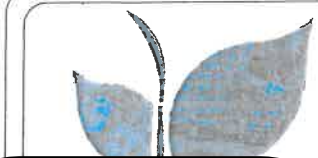
ROOF PLAN ERF 6501 - IDAS VALLEY
1:75

LEGEND :

Existing old house walls	-	
Demolished walls on old house	-	
New walls as built and approved	-	
New walls deviating from previously approved plans	-	

DEVELOPMENT CALCULATIONS

ERF SIZE	- 495 sqm
PRIMARY DWELLING	- 143 sqm
SECOND DWELLING	- 118 sqm
PERGOLA	- 47 sqm
TOTAL BUILDING AREA	- 261 SQM
COVERAGE	- 52 %



PROJECT TITLE:

TECHNICAL APPROVAL APPLICATION
- Second Dwelling -
ERF 6501 IDAS VALLEY

DRAWING TITLE:

FLOOR AND SITE & ROOF PLAN

DATE:	DRAWN BY:	SCALE:	REV. NO:
05/06/2024	BBS	3:75	0

FOR SUBMISSION

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**ANNEXURE D: COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES**



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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

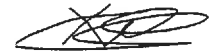
CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nicole Katts
From ▫ Van: Development (Infrastructure Services)
Author ▫ Skrywer: Xolani Tika
Date ▫ Datum: 29 August 2025
Our Ref ▫ Ons Verw: Civil LU 2955
Town Planning Ref: LU/19322 – TP1236/2025
Re ▫ Insake: Erf 6501, Stellenbosch: Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality By-law on Municipal land use Planning, 2023 for a permission required in terms of the zoning scheme (Technical approval / additional use) in order to construct a second dwelling unit on Erf 6501, Stellenbosch.

The application is recommended for approval, subject to the following:

- 1. Civil Engineering services**
 - 1.1 The existing municipal sewer and water connections must be used for the proposed second dwelling unit.
- 2. Parking area**
 - 2.1 The parking area and dimensions must be indicated on the building plan at building stage submission, and it must meet the minimum parking bay requirements as per the municipal zoning scheme.
 - 2.2 Access driveway must be indicated on the building plan at building stage submission.

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Xolani Tika
Technician: Development (Infrastructure Services)

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