

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

**APPLICATION TO ALLOW A SECOND DWELLING, A PERMANENT DEPARTURE TO RELAX A REAR
BUILDING LINE, TO ALLOW A COMMUNE, TO EXCEED THE COVERAGE AND FOR THE UNDER
PROVISION OF PARKING ON ERF 4901, 11 HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH.**

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

Application Property Address: 11 Helshoogte road, Idas Valley, Stellenbosch

Application Property Number: Erf 4901

Applicant: Ateljee Will Hammers

info@ateljeewillhammers.co.za

08480.22222

Owner: MF & S RAZIET

yraziet@gmail.com

08237.65613

Application Reference: LU1330/2025

Description of land development proposal:

- Application in terms of Section 15(2) (g) for a technical approval in terms of the Zoning Scheme to allow for a second dwelling unit.
- Application in terms of Section 15(2) (0) for a consent use to allow a commune to accommodate students in the one dwelling unit.
- Application in terms of Section 15(2) (b) for a permanent departure to allow for an under-provision of parking bays from 7 parking bays to 3 parking bays to accommodate the commune.
- Application in terms of Section 15(2) (b) for a permanent departure to allow for a relaxation of the coverage restriction from 60% to 65% to allow for the proposed alterations.
- Application in terms of Section 15(2) (b) for a permanent departure to relax the 1m common building line (adjacent to Erf 4902) to 0m to permit an extension of the existing kitchen and laundry.

Notice is hereby given in terms of the provisions 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 must 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: **Ateljee Will Hammers: info@ateljeewillhammers.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 **18 January 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 for assistance at the e-mail address provided or telephonically at **0848022222** during normal office hours.

Yours faithfully

Will Hammers

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

**Mr7Me BG Zietsman
4 Copenhagen Road
Rozendal
Mobile: 0829201689**

AANSOEK VIR TWEDE WONING, BOULYNOORSKRYDING, KOMMUNE, DEKKINGOORSKRYDING EN PARKERING TE KORT OP 4901, 11 HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH.

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 11 Helshoogte road, Idas Valley, Stellenbosch

Aansoek eiendom beskrywing: Erf 4901

Aansoeker: A teljee Will Hammers
info@ateljeewillhammers.co.za
08480.22222

Eienaar: MF & S RAZIET
yraziet@gmail.com
08237.65613

Aansoek Verwysing: LU1330/2025

Besonderhede van die grondgebruik aansoek:

- Aansoek om permanente afwyking in terme van gedeelte 15(2)(b) van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir die verslapping van die gemeenskaplike boulyn met erf 4902 vanaf 1m na 0m om 'n bestaande kombuis en waskamer uit te brei asook om die dekking te verhoog vanaf 60% na 65%.
- Aansoek in terme van gedeelte 15(2)(b) van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir die onder verskaffing van parkeerplekke vanaf 7 na 3 staanplekke.
- Aansoek in terme van of gedeelte 15(2)(o) in terme van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir 'n vergunningsgebruik om 'n kommune te vestig vir die doel van studentebehuising.
- Aansoek in terme van gedeelte 15(2) (g) van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir 'n tegniese goedkeuring vir 'n addisionele gebruik om die nuwe tweede verdieping as 'n tweede woning te gebruik.

Kennis word hiermee gegee in terme van die voorskrifte 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, moet 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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: **Ateljee Will Hammers: info@ateljeewillhammers.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 **18 Januarie 2026**.

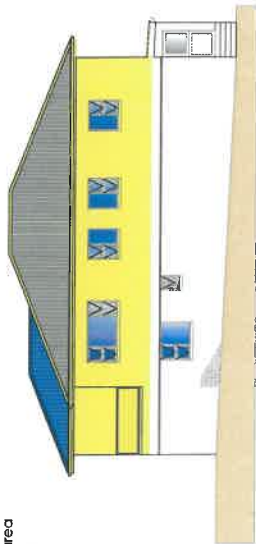
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 **0848022222** gedurende normale kantoor ure.

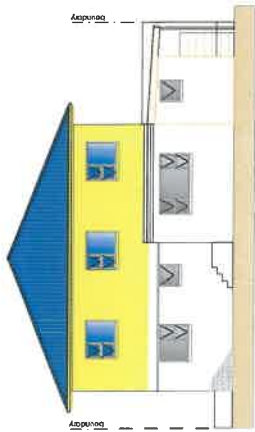
Die uwe

Will Hammers

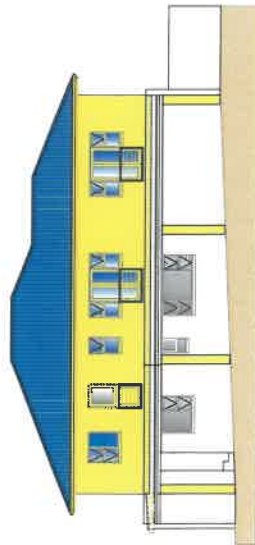
Areas
 386m² - site
 155m² - existing house
 52m² - carport
 166m² - house addition
 15m² - carport addition
 2/5 m² - covered area
 65 % coverage



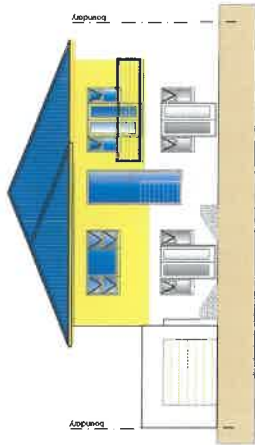
north elevation 1:100



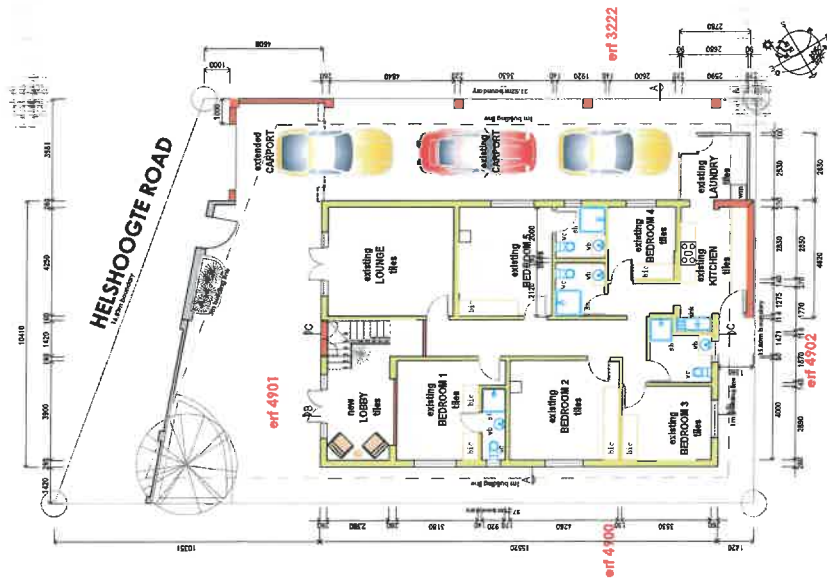
west elevation 1:100



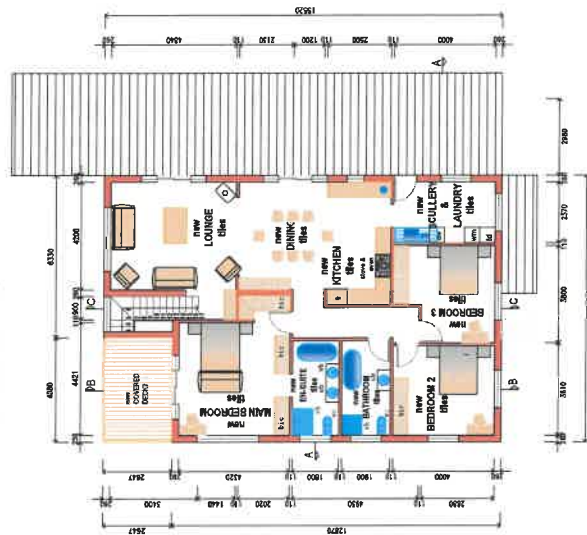
south elevation 1:100



east elevation 1:100



Site & Ground Storey Layout plan 1:100



Proposed First Storey Layout plan 1:100



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 psat20556 saiat3335
 m.064.502222
 will@atajewillhammers.co.za

Proposed Additions and
 Alterations on erf 4901,
 Helshoogte road, Idas
 Valley

Project	Client	Drawn	Checked	Approved	Date
will hammers miat	Mr MF & Ms S Ruzet				June 2025
Project	Proposed Additions and Alterations on erf 4901, Helshoogte road, Idas Valley				
Sheet	Plans & Elevations for Approval				
Scale	1:100				
Drawn	will hammers miat				
Checked	Mr MF & Ms S Ruzet				
Approved					
Date	June 2025				