



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1276/2025

Our File Reference Number: Erf 7010, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME & CONSENT USE ON ERF 7010, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1 That the following applications in terms of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023, on Erf 7010, Stellenbosch:
 - i. Consent Use in terms of Section 15(2)(o) of the said bylaw for a commune in order to accommodate eight (8) unrelated persons.
 - ii. Permission in terms of Section 15(2)(g) of the said bylaw for the conversion of the existing double garage into a second dwelling unit.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

- 2.2. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - a. The approval only applies to the proposed consent use & permission in terms of the zoning scheme application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- b. 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.
- c. The proposed commune is limited to a maximum of four (4) bedrooms as indicated on the attached plan.
- d. The commune shall accommodate a maximum of eight (8) unrelated persons, with two occupants permitted per bedroom.
- e. Sufficient onsite parking must be provided as indicated on the Floor layout & Parking plan.: 2025-1628-01 Revision A, dated 05 March 2025 and drawn by van Heerden Architecture.
- f. The consent use and permission in terms of the zoning scheme hereby approved shall lapse if not exercised within ten (10) years from the date of final notification and shall further lapse should the conditions contained herein not be complied with within that period.
- g. Conditions imposed by the Directorate: Infrastructure Services as imposed in their memo dated 10 April 2026, must be implemented and adhered to (See **Annexure B**).

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

- 2.3.1. The proposed second dwelling unit constitutes an appropriate form of residential intensification within an established urban area.
- 2.3.2. The proposed land uses are confined within the existing structures and will remain residential in nature, thus will be compatible with the surrounding land use pattern.
- 2.3.3. Sufficient on-site parking has been provided.
- 2.3.4. The proposed commune will be occupied by eight (8) unrelated persons which is not out of the character for this area.

2.4. **Matters to be noted**

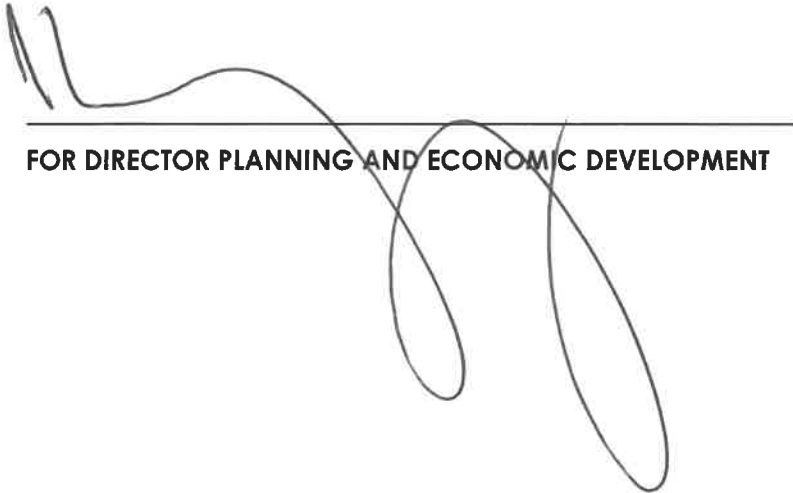
- Should, after following due process :

- 2.4.1. The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and
- 2.4.2. The operational use of the commune be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or
- 2.4.3. The property be used for any unauthorised uses not permitted in terms of this approval,

- 2.4.4. The authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
 4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
 5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
 6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
 7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
 8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
 9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



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FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

7/8/2026

DATE

**ERF 7010
HINE STREET
CLOETESVILLE**

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STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Siyasanga Zweni
Date ▫ Datum:	10 April 2026
Our Ref ▫ Ons Verw:	Civil LU 3084
Town Planning Ref:	TP1276/2025
Re ▫ Insake:	Erf 7010, Stellenbosch: The application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning for a permission required in terms of the zoning scheme to convert the existing structure into a second dwelling unit on Erf 7010, Stellenbosch. The application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning for a Consent Use for home-lodging that exceeds the Zoning Scheme parameters (exceeding the number of persons from 6 to 8) in order to accommodate eight (8) unrelated persons on Erf 7010, Stellenbosch.

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

1. Civil Engineering services

- 1.1 The second dwelling must make use of the existing sewer and water connection.
- 1.2 Only one water and sewer connection is permitted per erf.

S. Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)

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