STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1549/2026
Our File Reference Number: Erf 5490, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME, PERMANENT DEPARTURE AND CONSENT USES ON ERF 5490, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

   2.1 Administrators consent in order to relax the following title deed building lines in condition C.6(b) as contained in title deed no. T. 69204/2012, applicable to Erf 5490, Stellenbosch:

   2.1.1 street building line from 4,6m to 3,8m to accommodate the proposed staircase.

   2.1.2 side building line (adjacent to Erf 5489, Stellenbosch) from 2,3m to 0m in order to accommodate the proposed covered parking for boats.

BE GRANTED

3. That the following applications in terms of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023, on Erf 5490, Stellenbosch:

   3.1 a permission required in terms of Section 15(2)(g) of the said bylaw for permission in terms of the zoning scheme (Technical approval/additional use) in order to extend and convert a portion of the existing dwelling (previously approved as guest house) into a second dwelling unit;

3.2 departure in terms of Section 15(2)(b) of the said bylaw to relax the street building line from 4m to 3,8m in order to accommodate the proposed staircase leading up to a domestic accommodation unit which is to be constructed above the second dwelling unit.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

4.1 The approval only applies to the permission in terms of the zoning scheme (Technical Approval/Additional Use), Permission in terms of the title deed and departure 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.

4.2 The domestic accommodation establishment shall at all times comply with the applicable definition of a domestic accommodation establishment and shall be used exclusively for the accommodation of a domestic worker.

4.3 The development be undertaken generally in accordance with the building plan etc., as referenced STL 5490 001 - 003, dated 23 June 2025, drawn by Beau Tech and attached as **ANNEXURE A**.

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

5.1 The proposed development is a moderate form of densification that is promoted by the SDF and intends to optimally use the space on the property.

5.2 The Stellenbosch Municipality Zoning Scheme By-Law, 2019 makes provisions and is in support of second dwelling units in low density residential properties.

5.3 The relaxation title deed and zoning scheme building lines will not have significant impact on the surrounding area, considering that Die Boord area is characterised by residential properties with non-habitable structures that exceed the street and common building lines.

5.4 Sufficient on-site parking has been provided.

5.5 The increase in traffic in the area will be insignificant.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) 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.

11. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

13. 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

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/11/2026

DATE

I/We confirm that I/We have reviewed the proposed building plans and have no objection to the approval thereof.

_____

Signature of Adjacent Land Owners
Erf 5502, Stellenbosch

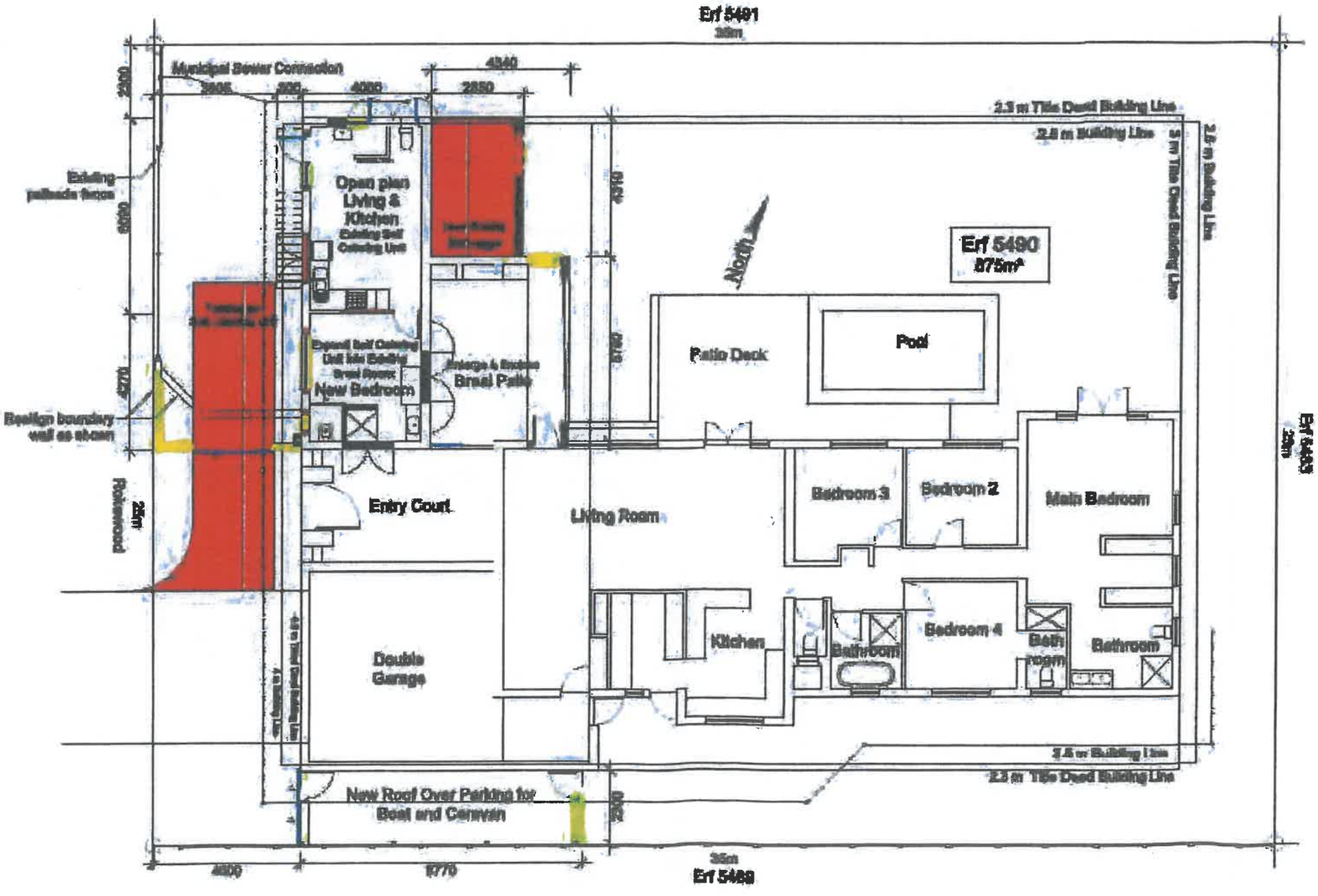
J Steenkamp

_____

Name(s) of Owner(s)

_____

Date:



Notes :

Areas Table:

Existing Main House Including Garage	:	225.60m²
Existing Outbuilding	:	41.44m²
Outbuilding Addition Including sliding Patio	:	25.04m²
New Roofed Storage	:	12.25m²
New Roofed Parking For boat and caravan	:	20.28m²
Total Under Cover	:	325.45m²
Erf	:	875.00m²
Cover	:	37%
First Floor Addition	:	30.00m²
Existing Pool	:	12.50m²

Bead Tech

[redacted]

Project:
Alterations & Additions
Erf 5490
[redacted]

Drawing Name:
Site Plan

Drawing No:
STL 5490 001

Scale:
1 : 150

Date:
23 June 2025

Drawn By:

I/We confirm that I/We have reviewed the proposed building plans and have no objection to the approval thereof.

_____

Signature of Adjacent Land Owners
Erf 5502, Stellenbosch

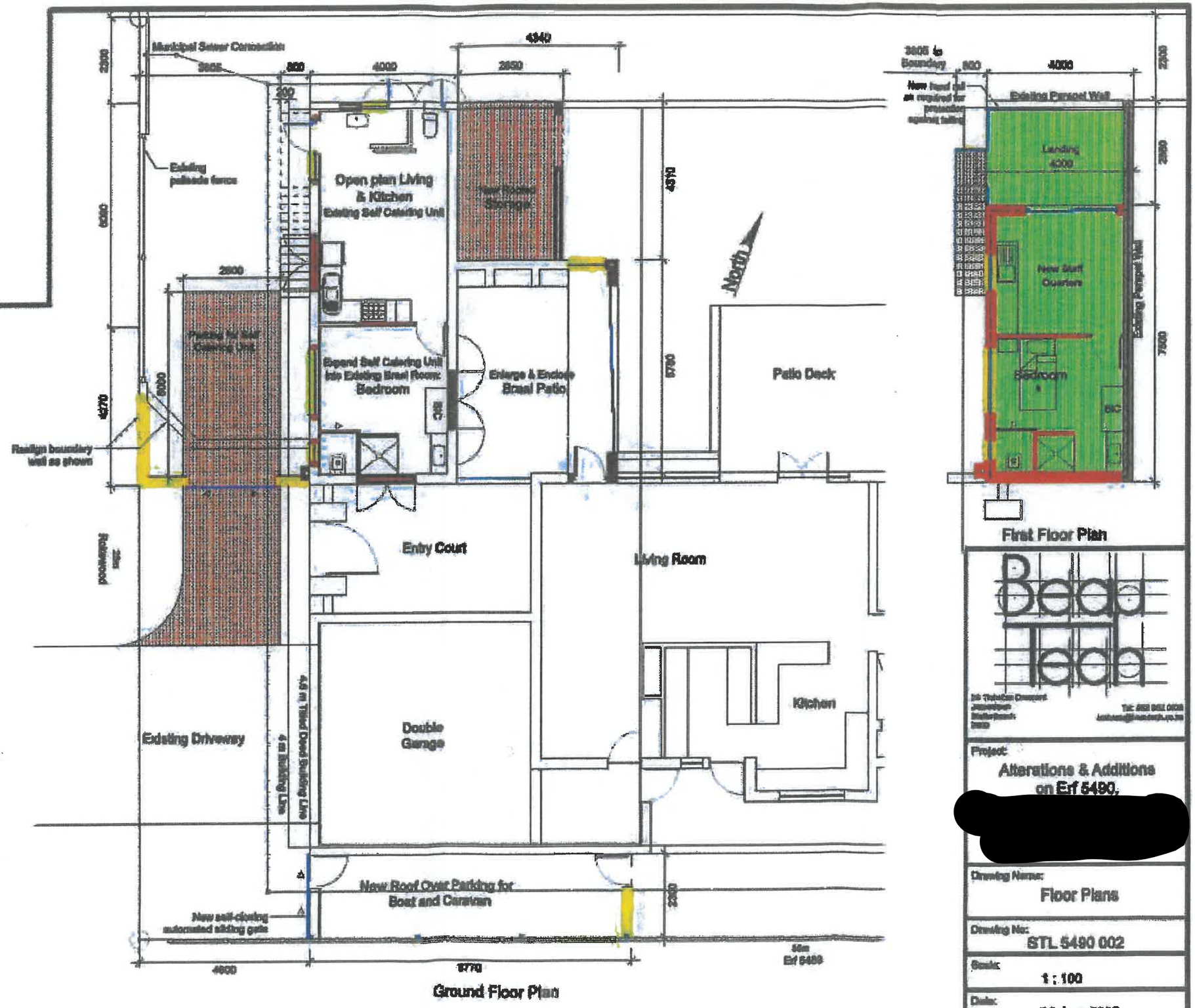
J Steenkamp

_____

Name(s) of Owner(s)

_____

Date:



Bead Tech

Project:
Alterations & Additions on Erf 5490,
[redacted]

Drawing Name:
Floor Plans

Drawing No:
STL 5490 002

Scale:
1 : 100

Date:
23 June 2025

Drawn By:

I/We confirm that I/We have reviewed the proposed building plans and have no objection to the approval thereof.

_____

Signature of Adjacent Land Owners
Erf 5502, Stellenbosch

J Steenkamp

_____

Name(s) of Owner(s)

_____

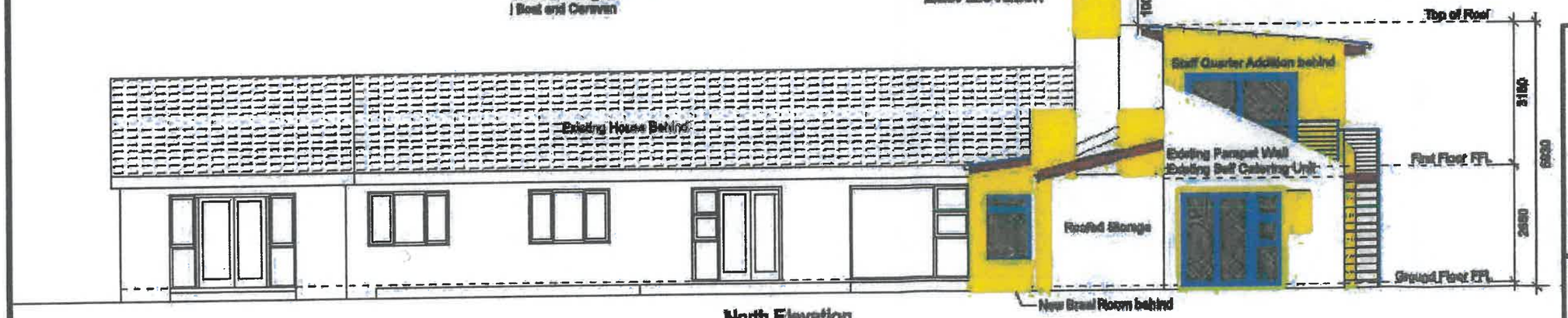
Date:



West Elevation



East Elevation



North Elevation



South Elevation

Bead Tech
39 Trikaline Crescent
Jamestown
Stellenbosch
7600
Tel: 083 652 0835
beadtech@mweb.co.za

Project:
Alterations & Additions on Erf 5490,
[redacted]

Drawing Name:
Elevations

Drawing No:
STL 5490 003

Scale:
1 : 100

Date:
23 June 2025

Drawn By: