STELLENBOSCH
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Application Number: TP1849/2026
Our File Reference Number: Erf 1047, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email [redacted]ndorff@stellenbosch.gov.za

PER [redacted]

Sir / M[redacted]

APPLICATION FOR PERMISSION IN TERMS OF THE ZONING SCHEME: ERF 1047, STELLENBOSCH

1. The above application refers.

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

3. That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for **Permission Required in terms of the Zoning Scheme** to permit Home Lodging as an additional use in the existing dwelling on Erf 1047, Stellenbosch;

   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 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.

   4.2. 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.

   4.3. The development and building plans be generally in accordance with the set of floor plans, site plan, section and elevations as referenced on **Drawing No. EF1047-LU-01, dated 2026/10/07 and drawn by the owners**, attached as **Annexure A.**

   4.4. The Home Lodging activity hereby approved shall be limited to a maximum of three (3) boarder bedrooms, and a maximum of three (3) boarders shall be permitted at any one time.

   4.5. The owner of the dwelling house shall permanently reside on the property for the duration of the approval.

   4.6. The two existing garden sheds shall be relocated outside the prescribed building line areas as reflected on sheet one (1) of the site plan: **Drawing No. EF1047-LU-01, dated 2026/10/07 and drawn by the owners**, attached as **Annexure A.**

4.7. A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

4.8. Building Plans for all new structures and for all changes of use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

5.1. The proposal complies with the provisions of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019.

5.2. The proposal will not have a negative impact on the character of the area or neighbouring properties, and the property can be reverted to its primary residential use should the activity be discontinued.

6. 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**

7. 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.

8. 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.

9. 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.

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Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
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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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT **DATE:** 24/11/2026.

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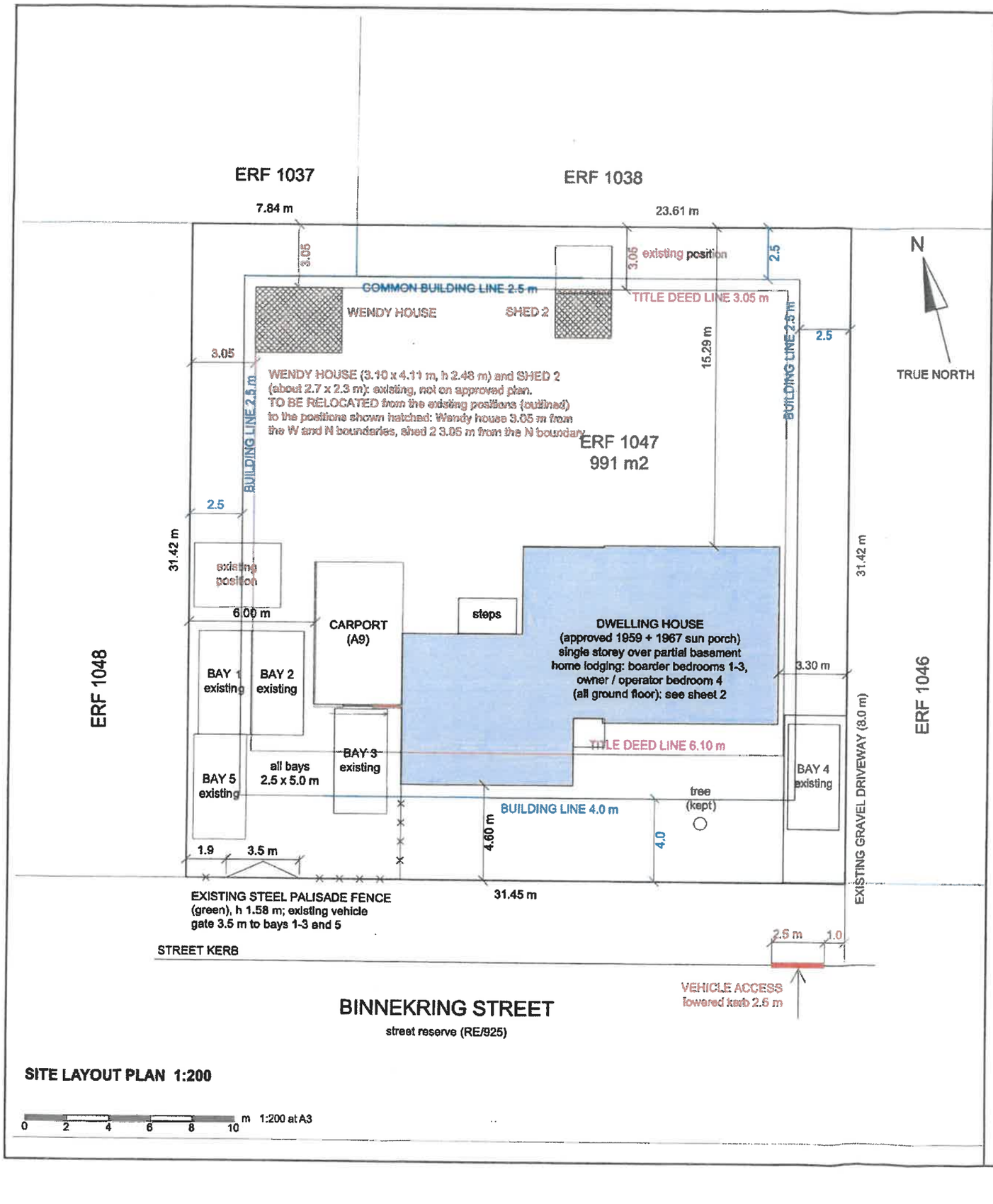
ANNEXURE A

SITE DEVELOPMENT PLAN / SITE PLAN



SITE LAYOUT PLAN 1:200

0 2 4 6 8 10 m 1:200 at A3

LAND USE TABLE

Erf	Erf 1047 Stellenbosch, 8 Binnekring Street, Dalsig
Extent	991 m2 (registered, T33549/2015); SG cadastre polygon 988 m2
Zoning	Conventional Residential (CR), Stellenbosch Zoning Scheme
Existing lawful use	Dwelling house
Proposed use	Dwelling house with home lodging (additional use, s51, technical approval): max 3 boarder bedrooms, max 3 boarders; operator resident on the erf (Madeleine Zietsman, owner). Boarder bedrooms 1, 2, 3 and owner / operator bedroom 4 on the ground floor; basement: storage only (sheet 2)
Building lines	Permitted (s55, CR 501-1500 m2) | Existing / proposed
Street (S)	4.0 m | house 4.60 m; complies
Common W (1048)	2.5 m | house 10.17 m; carport 6.0 m; Wendy house 3.05 m once relocated; complies
Common E (1046)	2.5 m | house 3.30 m; complies
Common N (1037/8)	2.5 m | house 15.29 m; Wendy house and shed 2 3.05 m once relocated; complies
Title deed lines	T33549/2015 condition D(ii)(d) | Existing / proposed
Street	20 ft (6.10 m) | house 4.60 m, as on approved plan 6363 (1967); not altered by this application
Side and rear	10 ft (3.05 m) | house 3.30 m (E), 10.17 m (W), 15.29 m (N); carport 6.0 m (W); sheds 3.05 m once relocated
Coverage	Zoning Scheme: greater of 300 m2 or 50% = 495.5 m2. Title deed: one third = 330.3 m2
Existing	house 152.6 + 1967 carport 28.6 + Wendy house 12.7 + shed 2 6.2 = 200.1 m2 (20.2%)
Proposed	no change
Height	Permitted 2 storeys; existing single storey over partial basement; no change
Floor factor	None prescribed for the CR zone (s55)
Parking	Required: 2 bays for the dwelling house plus 3 for home lodging (Table A: 1 bay per boarder bedroom; s33(4)) = 5 bays Provided: 5 existing bays, 2.5 m x 5.0 m: bays 1-3 and 5 on the W paving (bay 5 in tandem with bay 1, s33(8)); bay 4 on the E gravel driveway. No new parking works
Access	Lowered kerb (existing) 2.5 m wide, 1.0 m to 3.5 m from the E boundary line; driveway 3.0 m wide along the E boundary (8.0 m existing gravel). W driveway: existing vehicle gate 3.5 m, 1.9 m from the W boundary, to bays 1-3 and 5
Servitudes	None surveyed (SG cadastre). Title deed D(ii): general right for the local authority to lead services across the erf; no fixed route
Owners' assoc.	None

LEGEND

- Dwelling house (approved: plan 6363, 1967)
- Existing, black outline: carport (1967), parking bays, gravel driveway
- Red: existing, not on approved plan; sheds to be relocated (as labelled)
- Building lines (Zoning Scheme s55): street 4.0 m, common 2.5 m
- Title deed building lines (T33549/2015): street 6.10 m, side and rear 3.05 m
- Fence (existing)

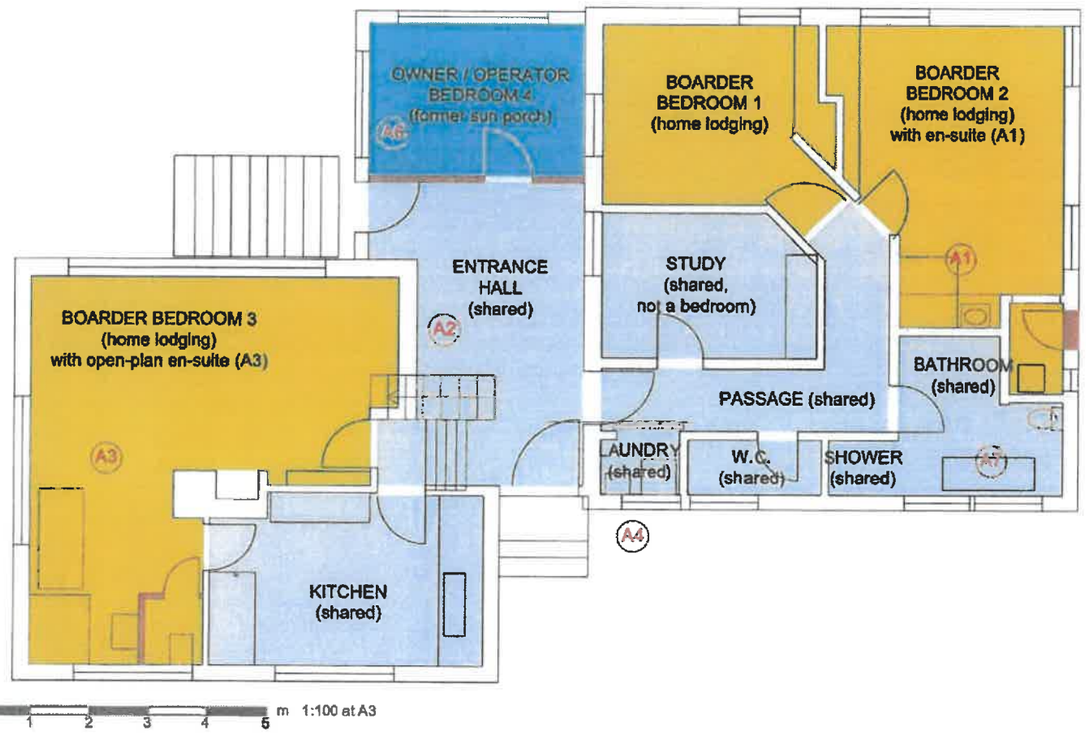
NOTES
1. Based on approved plan 6363 (1967) and owner site measurements (Sep 2026). All dimensions to be verified on site.
2. Boundary from the WC Surveyor-General cadastre; neighbouring erven and street reserve shown grey.
3. Sheds to be relocated clear of the 10 ft (3.05 m) title deed line (T33549/2015 condition D(ii)(d)) and the 2.5 m zoning scheme line: Wendy house from the W and N boundaries, shed 2 from the N boundary.
4. Use of every room: sheet 2.

LAND USE LAYOUT PLAN: ERF 1047 STELLENBOSCH, 8 BINNEKRING STREET, DALSIG

Sheet 1: site layout plan 1:200 and land use table
Application: home lodging (additional use, s51): permission in terms of the Zoning Scheme
Applicant: Madeleine Zietsman (owner / operator)

Drawing no: EF1047-LU-01 **Sheet 1 of 2** **Rev A Date: 2026-10-07**	Owner / operator: Madeleine Zietsman Owners' association: none
Rev A 2026-10-07 First issue for land use application	**Prepared by the owners; not for building plan approval**

GROUND FLOOR: USE OF ROOMS 1:100



BASEMENT: USE OF ROOMS 1:100



Basement lies under the W part of the ground floor.
Stair A2 connects it to the entrance hall.

ROOM USE SCHEDULE

Room	Level	Intended use	Area
Boarder bedroom 1	GF	Home lodging: boarder bedroom	11.8 m2
Boarder bedroom 2 + en-suite	GF	Home lodging: boarder bedroom with private en-suite	18.2 m2
Boarder bedroom 3 + open-plan en-suite	GF	Home lodging: boarder bedroom with private en-suite	29.6 m2
Owner / operator bedroom 4	GF	Dwelling: resident operator (owner); former sun porch	9.5 m2
Study	GF	Shared; not a bedroom	8.6 m2
Kitchen	GF	Shared kitchen	13.1 m2
Bathroom + shower, W.C.	GF	Shared sanitary	9.6 m2
Entrance hall, passage, laundry, stair A2	GF / B	Shared circulation; laundry (basin + washing machine) shared	29.1 m2
Store (former garage)	Basement	Household storage	23.7 m2
Store	Basement	Household storage	16.5 m2

Areas: net internal floor area.
Home lodging: max 3 boarder bedrooms and max 3 boarders on the erf (s51(14)(b)).

LEGEND

- Boarder bedroom (home lodging), incl. its en-suite
- Owner / operator (resident) bedroom
- Shared / common areas (not bedrooms)
- Storage (not habitable)
- Black: approved (1959 house, 1967 sun porch)
- Red: existing, not on approved plan (A1-A9)

WORK NOT ON APPROVED PLAN (existing)

- **A1** Bedroom 2 en-suite: shower + basin in the former BIC; 775 opening to the former outside W.C.; narrow W.C. window in the E wall
- **A2** Internal stair from entrance hall to basement (760 wide, 7 steps); 900 wide drywall passage in the store
- **A3** Former living / dining room now boarder bedroom 3 with open-plan en-suite
- **A4** Alcove E of front door now a laundry (basin + washing machine), sliding door
- **A5** Former garage now a store with shower, basin and W.C.; stacking door, new window
- **A6** Drywall with door between bedroom 4 (former sun porch) and entrance hall; garden door on the hall side
- **A7** Toilet added in the SE bathroom
- **A8** Wendy house 3.10 x 4.11 m and shed 2 (about 2.7 x 2.3 m): to be relocated clear of the building lines (sheet 1)
- **A9** Carport (approved 1967): W side clad; 3-panel sliding door on the S side, E panel fixed, clear opening about 2.8 m; E and N sides open (carport)

NOTES
1. **Based on approved plan 6363 (1967) and owner site measurements (Sep 2026). All dimensions to be verified on site.**
2. **Units mm unless stated.**

LAND USE LAYOUT PLAN: ERF 1047 STELLENBOSCH, 8 BINNEKRING STREET, DALSIG

Sheet 2: floor plans with the use of every room, 1:100
Application: home lodging (additional use, s51): permission in terms of the Zoning Scheme
Applicant: Madeleine Zietsman (owner / operator)

Drawing no: EF1047-LU-01 **Sheet 2 of 2** **Rev A Date: 2026-10-07**	Owner / operator: Madeleine Zietsman Owners' association: none
Rev A 2026-10-07 First issue for land use application	**Prepared by the owners; not for building plan approval**



Enquiries	Phone Number	E-mail
Nicole Petersen	0218088690	Nicole.Katts@stellenbosch.gov.za

BTW/VAT Invoice No: 20933

Invoice VAT Reference: 4700102181

Name: Madeleine Zietsman

Reference No: TP1849/2026

Client Street address: 8 Binnekring Street Dalsig Stellenbosch Western Cape South Africa 7600

Client Postal address: 8 Binnekring Street Dalsig Stellenbosch Western Cape South Africa 7600

Client VAT No:

Invoice Date: 2026/11/24

Payment Due Date: 2026/12/8

Municipality street address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Municipality postal address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Contravention Penalty 2aa - Single additional land use with no structural changes concerning primary residence	1	6 250.00	Per land use item and per building	6 250.00
				Total Excl VAT	5 434.78
				VAT	815.22
				Invoice Total	**6 250.00**

*VAT Exempt

Created By: Petersen, Nicole **Signature:** NKatts

Verified By: Petersen, Nicole **Signature:** NKatts

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: Standard Bank South Africa Acc# 242637280 Branch Code 051001

Please use the following as reference number: TP1849/2026

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.