



Application Number: LU/17930 (TP916/2024)

Our File Reference Number: Erf 17172, 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 CONSENT USE: ERF 17172, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The application for consent use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to use a portion of dwelling house as a house shop on Erf 17172 Stellenbosch:

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 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.
 - 3.2 The development be generally in accordance with the site plan and floor plans as referenced in Drawing No. 18-12-17172 (See BP/19/980), drawn by Jordaan Architects dated 27/03/2019, attached as **Annexure A**.
 - 3.3 The conditions imposed by the Cape Winelands Municipality: Health Services dated 27/03/2025, attached as **Annexure B** be adhered to.
 - 3.4 The activity should be of such a limited nature that the proprietor shall employ no more than 2 persons.

3.5 The hours of operation shall be limited between 7:00 to 21:00 Mondays to Saturday, including public holidays and 08:00 to 13:00 on Sundays.

3.6 The house shop shall be limited to the existing bedroom ($\pm 9\text{m}^2$).

3.7 The following shall not be permitted in a house shop: the sale of fireworks; sale or storage of gas or flammable fuel or gas/fuel containers, gambling, vending machines, game machines, video games, pool tables or the sale of alcoholic beverages.

3.8 Approved refuse containers be provided.

3.9 The municipality reserves the right to withdraw the approval for the house shop should the conditions of approval not be complied with or in the event of the business creating a disturbance or nuisance to the adjacent property owners, and in which case the Council shall not be held responsible for any costs incurred.

3.10 Building plans must be submitted for all works, building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

4.1 The proposed house shop will not undermine or be detrimental to the character of the surrounding residential area due to the scale and nature of the activity.

4.2 House shops are compatible with residential areas as they offer convenience to the local community.

4.3 No additional parking is required as the traffic generation will be minimal as the premises will be visited by the surrounding community on foot.

5. Matters to be noted

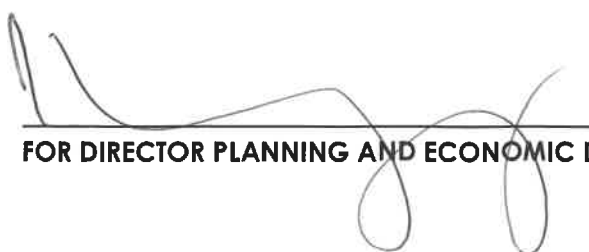
5.1 Any person running a house shop obtains the relevant business license where required.

6. 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.

7. 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.
8. **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**
9. 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.
10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
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

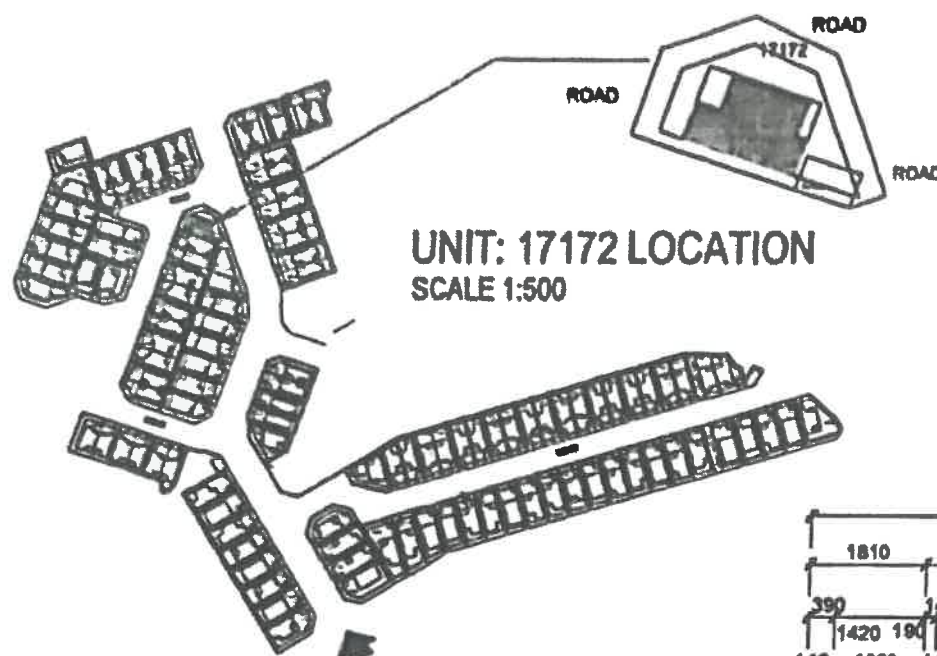
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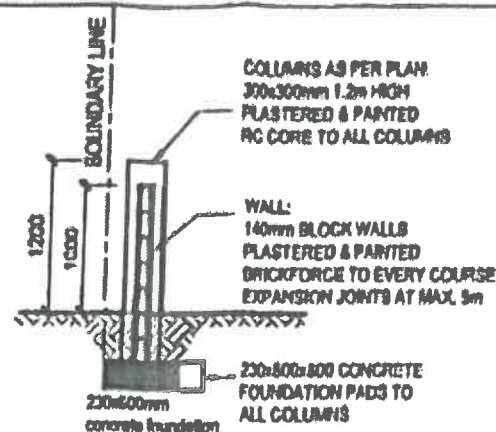
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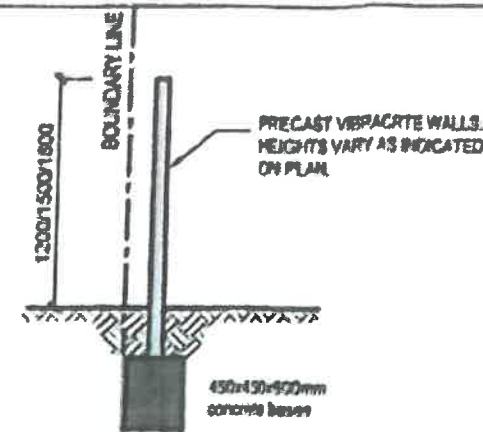
ANNEXURE A



LOCALITY PLAN
SCALE 1:4000



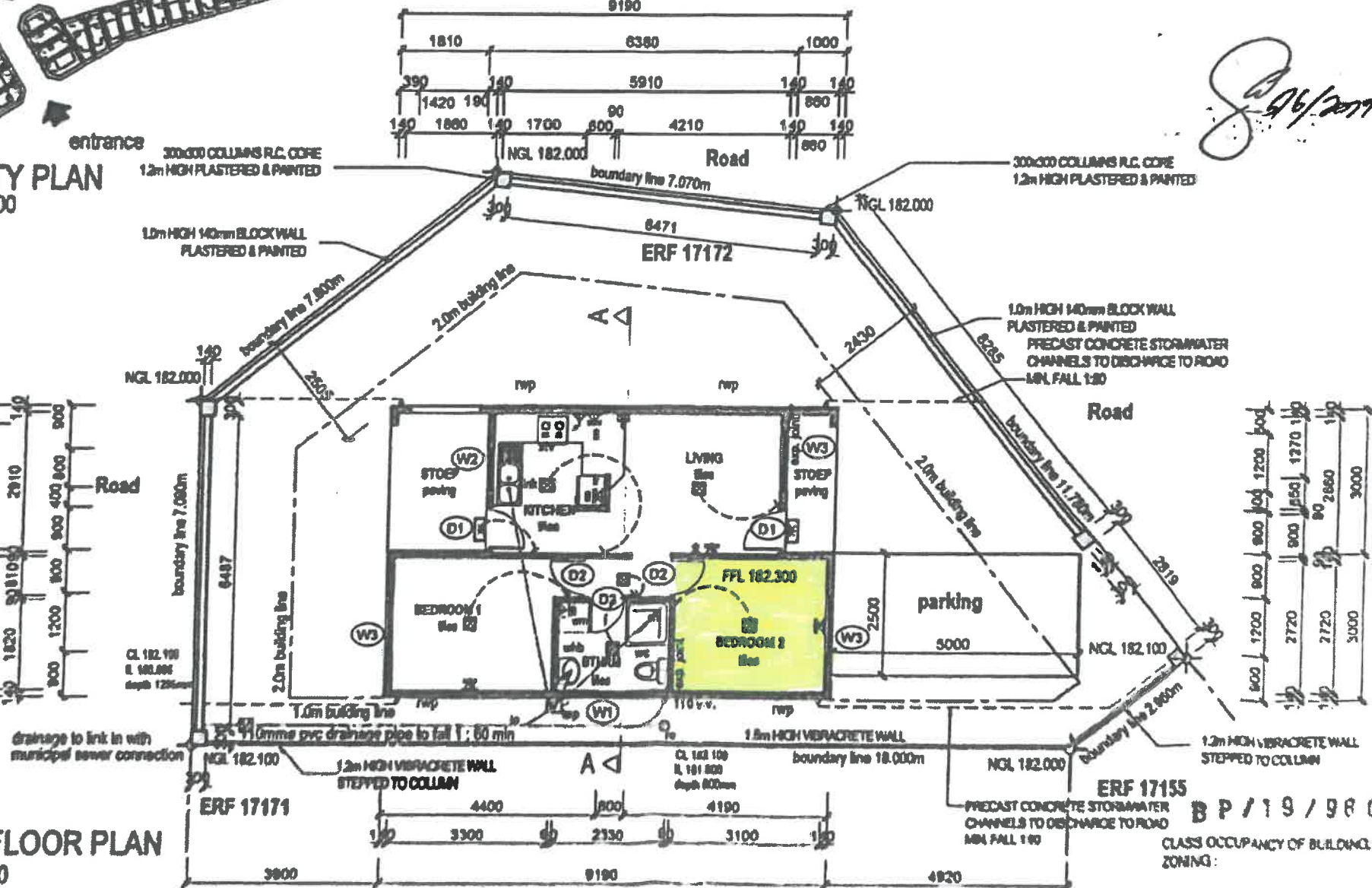
SECTION STREET
BOUNDARY WALLS
SCALE 1:50



SECTION THROUGH
VIBRACRETE WALLS
SCALE 1:50

ELECTRICAL LEGEND	
	Distribution Board
	Light Switch
	3-Way Light Switch
	Pendant Fitting
	Single Outlet 250mm AH
	Double Outlet 250mm AH
	Single Outlet 100mm AH
	Telephone Point
	Wall Light
	Waterproof Wall Light
	Night Light
	Footlights 250mm AH

SITE & FLOOR PLAN
SCALE 1:100



GENERAL NOTES

1. All dimensions and heights are to the finished level unless otherwise stated.
2. All work shall be done in accordance with the relevant standards and specifications.
3. All materials shall be of the highest quality and shall be approved by the relevant authorities.
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CATEGORY 1 BUILDING

AREAS	
SITE AREA	1.2m ²
FLOOR AREA	45m ²
COVERED STOPS	1m ²
COVERAGE	5.5m ² or 30.2%



1. The site is located at the corner of the intersection of the main road and the side road.

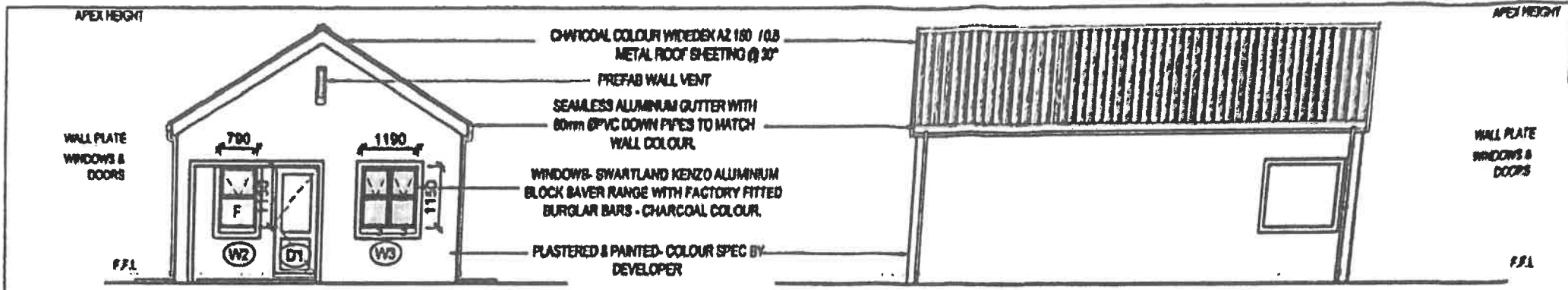
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STELLENBOSCH
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PLAN, SITE PLAN AND
LOCALITY PLAN

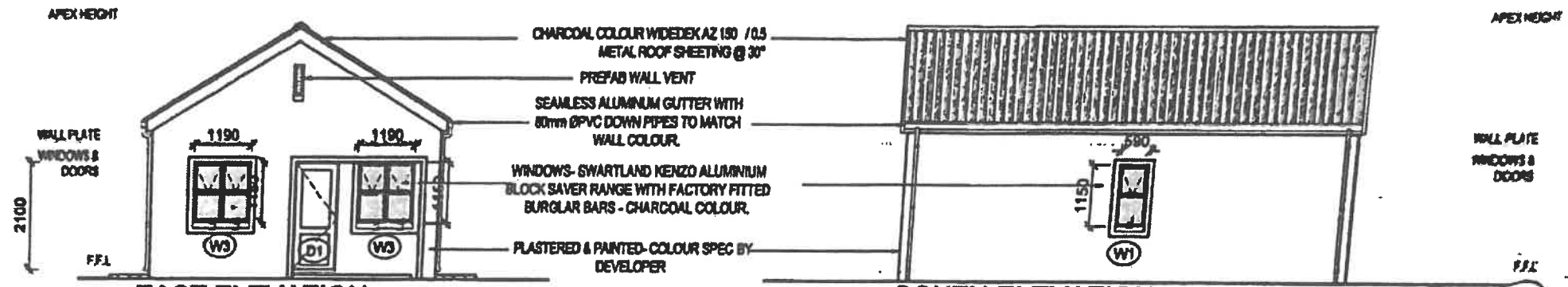
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WEST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

ROOF CONSTRUCTION
Charcoal colour Wide-deck AZ 150 / 0.5 METAL ROOF SHEETING @ 30° complete on 76x50mm SAP Treated Timber purlins @ Max. 1000mm c/c on single sided Rafter/ridge bled to 150x38mm SAP busses @ 1000mm c/c or as per Engineer.

CEILING
6.5mm Gypsum Board skinned and painted to be fixed to underside of 25x38mm boarding at 400mm centres fixed to underside of 150x38mm SAP Trusses. Ceiling heights to be 2400mm a.l.f. in accordance with wallplate. 100mm Cellulose fibre pellets from Eco Insulation R-Value 2.5 to all ceilings.

GUTTERS & DOWNPIPES
110x75mm Seamless charcoal aluminum powder coated gutters with 75mm PVC down pipes colour to match wall colour, positions as indicated on drawings. Gutters to be fitted by Specialist and discharged into Storm water system.

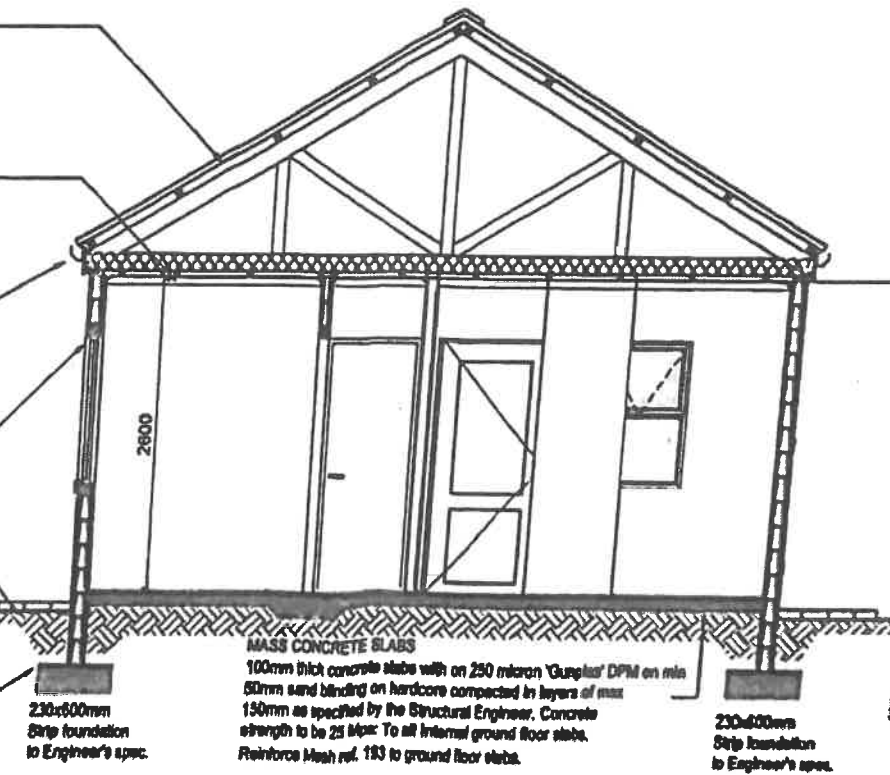
PRECAST LINTELS
Precast U-blocks where required to be built in over openings as per Structural Engineer drawings. Bricks to be built in for at least four courses over U-blocks or as per Structural Engineer.

BRICKPAVING
Tan colour cement bond pavers 200x100x50mm on sand fill in 800mm wide Herringbone Brick pattern apron in areas indicated on Drawings. 500x300mm Concrete blocks 'stepping stones' to path leading up to front door to be supplied by Developer - placement as per drawings.

FOUNDATIONS
Cast in situ concrete strip foundations to the sizes shown on drawings and as follows: 140mm External walls 230x600mm, 90mm thick Internal walls 150x450mm or on thickened floor slab 230mm Concrete strength Refer to Structural Engineer detail.

MASS CONCRETE SLABS
100mm thick concrete slabs with on 250 micron 'Gunglax' DPM on min 50mm sand bedding on hardcore compacted in layers of max 150mm as specified by the Structural Engineer. Concrete strength to be 25 MPa. To all Internal ground floor slabs. Reinforce Mesh ref. 183 to ground floor slabs.

SECTION A-A
SCALE 1:50



B P / 19 / 98 0

UNIT: ...
TYPE: B

CATEGORY 1 BUILDING

AREAS:
SITE AREA: 1.82m²
FLOOR AREA: 48 m²
COVERED STOEPS: 9m²
COVERAGE: 53m² or 30.2%

ASLA DEVCO

ERP 17172
MILLSIDE VILLAGE
EDAS VALLEYMEERHOFF ESTATE
STELLINGSMA
7380

SECTION A-A AND ELEVATIONS

18-12-17172 **002**

COMMON REVISIONS - SUPPLEMENTARY

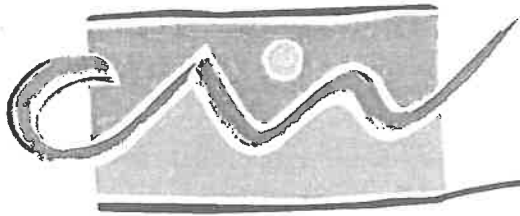
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ANNEXURE B



CAPE WINELANDS DISTRICT

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MEMORANDUM TO/ AAN : Ms N Katts
(Directorate: Community and Protection Services)
Official / Beampste : Mr F C van Wyk
Ref No / Verw. No : 15/2/6/1
Your reference : LU/17930
Date : 27/03/2025

MUNICIPAL HEALTH SERVICES COMMENTS: ERF NO 17172, STELLENBOSCH

There are no objections from an Environmental Health point of view subject to compliance with the following:

1. All sewage / wastewater must be disposed of in such a manner that it does not create a health nuisance and must be connected to the existing municipal system.
2. The applicant should apply for the Refuse Removal Service from Stellenbosch Municipality or alternately an adequate waste removal service must be used.
3. In the event where food will be prepared or handled and or served to the public, the applicant **must apply in writing** to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability in terms of Regulation 638 of 22 June 2018.
4. In the event where any noise generating activity will be conducted on the premises, the onus lies on the owner to ensure that the necessary noise evaluation is carried out and that the results are submitted to local authority (SANS 10103 of 2003).
5. An adequate water supply that complies with the national standards for drinking water (SANS 0241:2001) must be provided.

Yours faithfully

FABIAN VAN WYK
for MUNICIPAL MANAGER