



Application Number: LU/18664 (TP1068/2025)

Our File Reference Number: Erf 3035, 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 PERMANENT DEPARTURE, PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME
AND ADMINISTRATORS CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION ON ERF 3035
STELLENBOSCH**

1. The above application refers.

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

- 2.1 Administrators consent to relax the restrictive title deed condition, clause 5(4) as contained in the Title Deed No. T 80727/2004, in order to relax the rear building lines from 3.15m to 1.5m (adjoining Erf 3007 Stellenbosch) to accommodate the proposed pool house.

BE GRANTED.

2.2 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 3035, Stellenbosch for:

2.2.1 A Permanent Departure in terms of Section 15(2)(b) of the said bylaw to permit the following:

- a) The relaxation of the common building line from 2.5m to 1.5m (adjoining Erf 3007 Stellenbosch) for the proposed pool house.

b) The relaxation of the common building line from 2.5m to 1.5m (adjoining Erf 3034 Stellenbosch) for the proposed pool house.

2.3 An application in terms of Section 15(2)(g) of the said bylaw for a permission required on terms the zoning scheme to allow an additional use (technical approval) to operate a home business on a portion of the existing dwelling house.

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 and building plans be generally in accordance with the site plan and floor plans as referenced in Drawing No. 100, drawn by RDC Designs dated 29/04/2025, attached as **Annexure A**.

3.3 The area for the home business be limited to 18m².

3.4 The operation hours be limited to between 7:30 to 18:00 Mondays to Saturdays.

3.5 The operator shall employ no more than two persons.

3.6 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.

3.7 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 pool house is still in keeping with the existing land use and is consistent with typical structures within conventional residential zones.

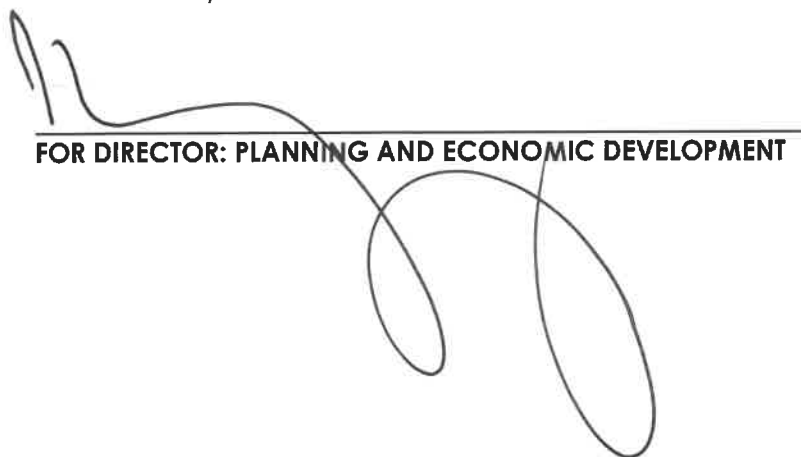
4.1 The relaxation of the applicable building lines will not undermine or be detrimental to the character of the surrounding residential area.

4.2 The laundry business currently services the local community in a positive manner and the scale of the business is compatible with the surrounding uses.

5. 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.
6. 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.
7. **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**
8. 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.
9. 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.
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. 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

11/7/2025
DATE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

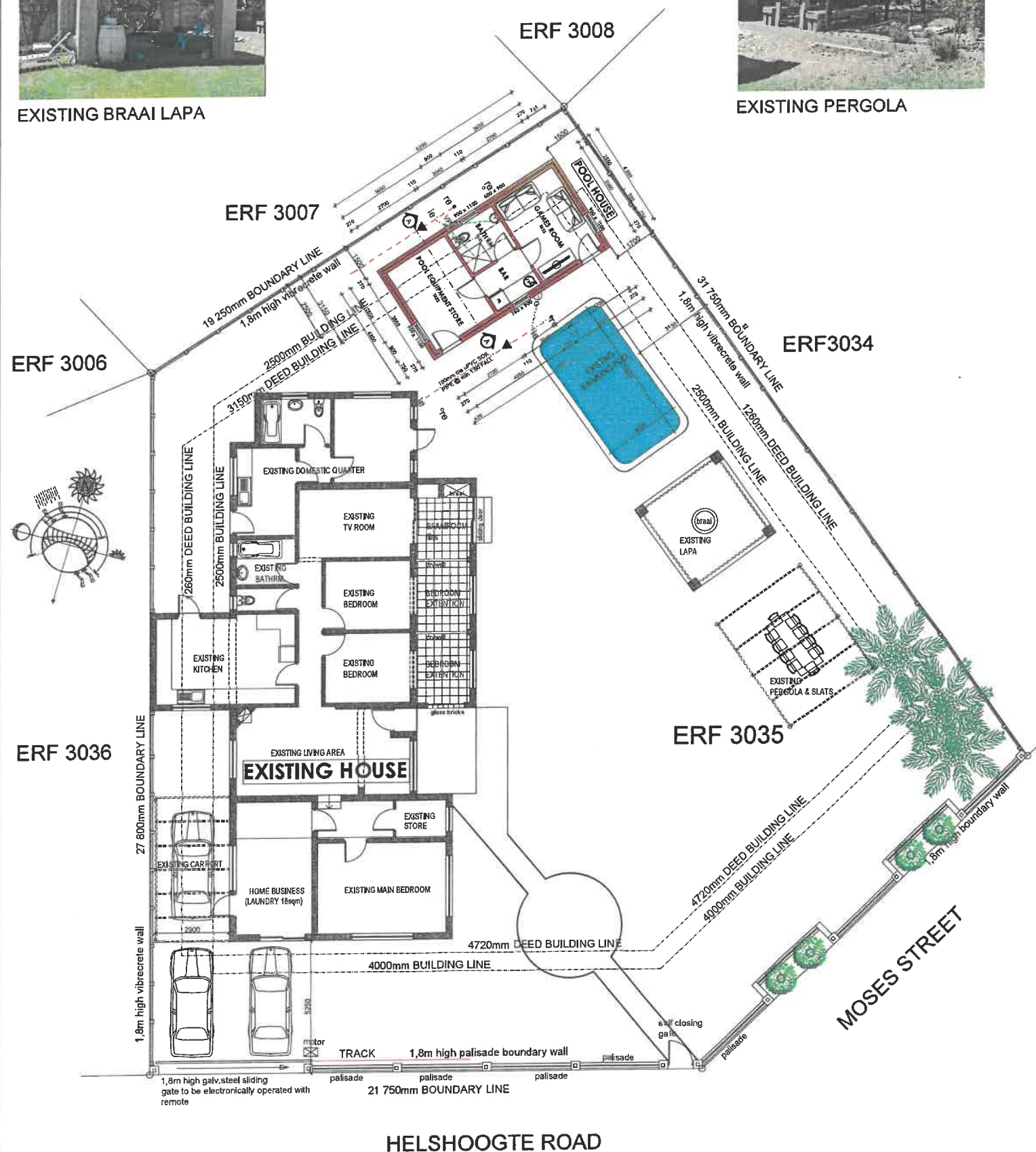
SITE DEVELOPMENT PLAN



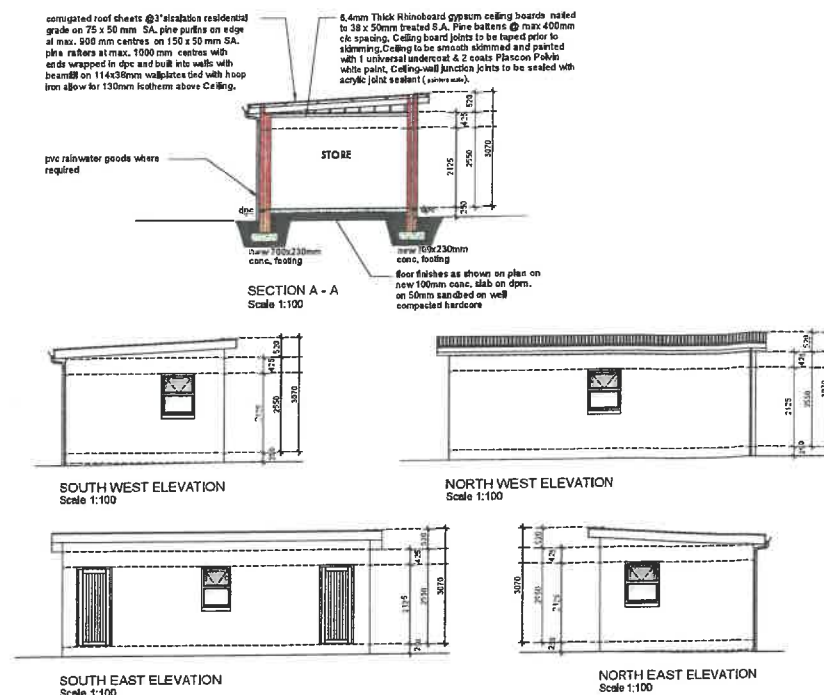
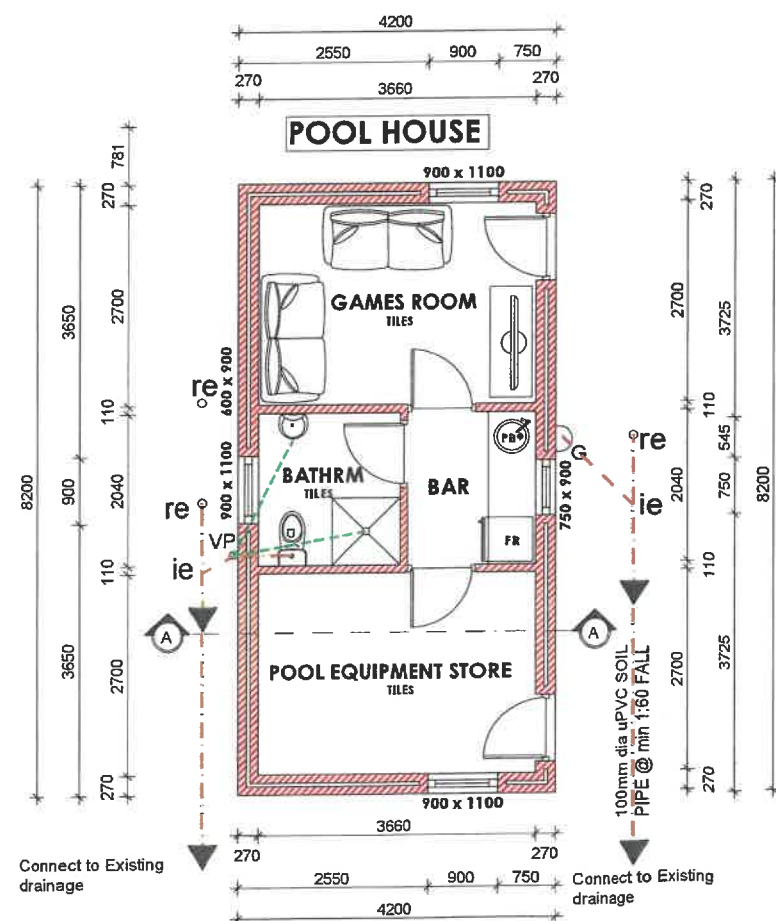
EXISTING BRAAI LAPA



EXISTING PERGOLA



SITE & FLOOR PLAN
Scale 1:100



FLOOR PLAN
Scale 1:50

FINAL LEVELS TO BE FINALIZED ON SITE	
Construction Areas	
Existing Covered Areas	
Dwelling (incl. Carport)	- 204.00m²
Home Business (Laundry)	- 18.00m²
Braai Lapa	- 16.00m²
Total Existing Covered Areas	- 238.00m²
New Covered Areas	
Pool House	- 35.00m²
Total New Covered Areas	- 35.00m²
Total Buildings incl. carport	- 273.00m²
COVERAGE	
BWP AREA	- 913.00m²
COVERED AREA	- 273.00m²
COVERAGE AREA	- 18.7%

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO
SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE
CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPANCIES ON DRAWINGS TO BE POINTED OUT TO
ARCHITECT IMMEDIATELY

FOUNDATIONS

FOR NEW 230 mm WALLS : 700 x 230 mm STRIP FOUNDATION
FOR 340 COLUMNS 800x800x230 PAD FOOTINGS

NOTE:

ALL CONCRETE WORK TO STRUCTURAL ENG'S DESIGN

General notes:

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
- All work to be done in accordance National building regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned, to be adhered to.
- Natural light and ventilation area of all openings in accordance SABS 0400 Part 0 natural light area : min. 10% of floor area and natural ventilation : min. 5% of floor area.
- All glass areas bigger than 1sqm and at a height of less than 300mm from finished floor level to be 5mm safety glass.
- All cavities below floor level to be filled with concrete and d.p.s to be stepped.

Ruud Cyster
Architectural technologist

Registered

CLIENT:
Mr. & Mrs. P. HENEKE

PROJECT TITLE
**PROPOSED
NEW POOL HOUSE TO
EXISTING HOUSE ERF 3035
C/O MOSES & HELSHOOGTE
STREET IDAS VALLEY**

DRAWING TITLE
SITE PLAN

PROJECT No.	N 1110	SCALE	1:100
DRAWING No.	100	DATE	29/04/2025
REV.	00	DRAWN	RDC

FOR SUBMISSION