



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18950 (TP1191/2025)

Our File Reference Number: Erf 56, De Zalze, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-MAIL

Sir / Madam

**APPLICATION FOR PERMANENT DEPARTURE: ERF 56, DE ZALZE, 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 application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 56, De Zalze Wineland Golf Estate - Stellenbosch for:

2.1.1 A departure in terms of Section 15(2)(b) of the said bylaw to relax the common building line from 3m to 0m and to increase the allowable coverage from 50% to 52% for the proposed garage which will be used as a storage for golf cart storage.

**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 proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced Project No RCAD/24/11, Drawing No 101, Drawn By Robert Cupido Architectural Design, Dated March 2024 and attached as **Annexure B**.

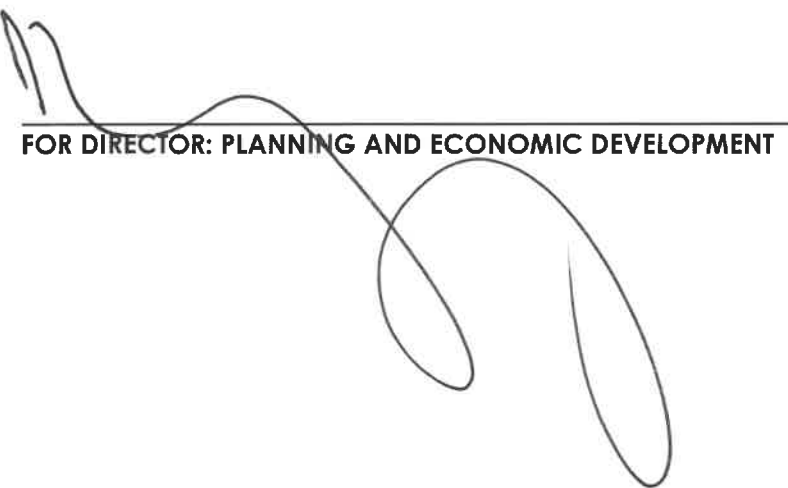
- 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
4. The reasons for the above decision are as follows:
- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 4.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
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](mailto: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](mailto: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.

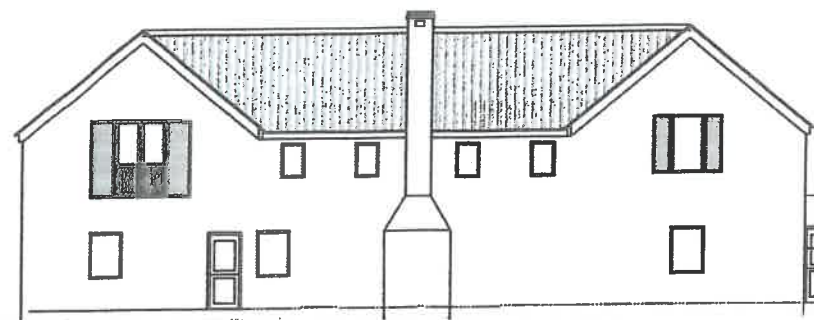
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

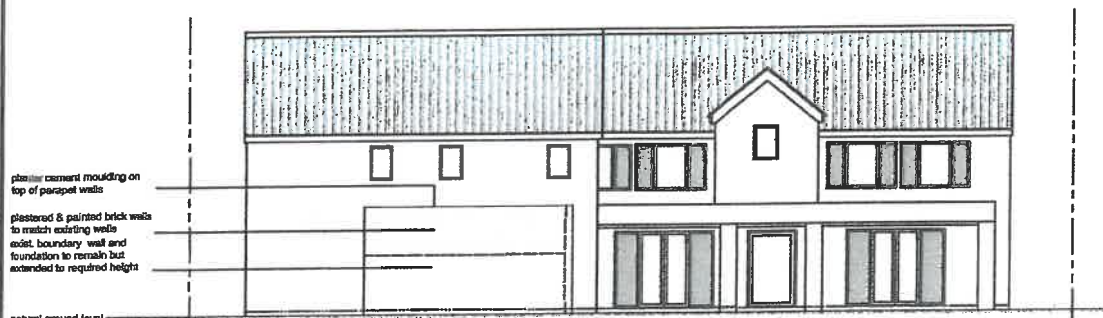


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

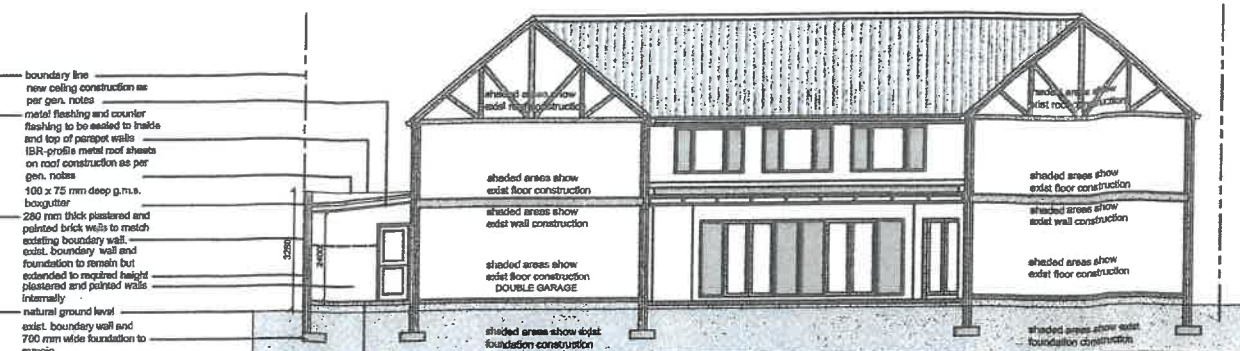
27/6/2025  
DATE



WEST ELEVATION



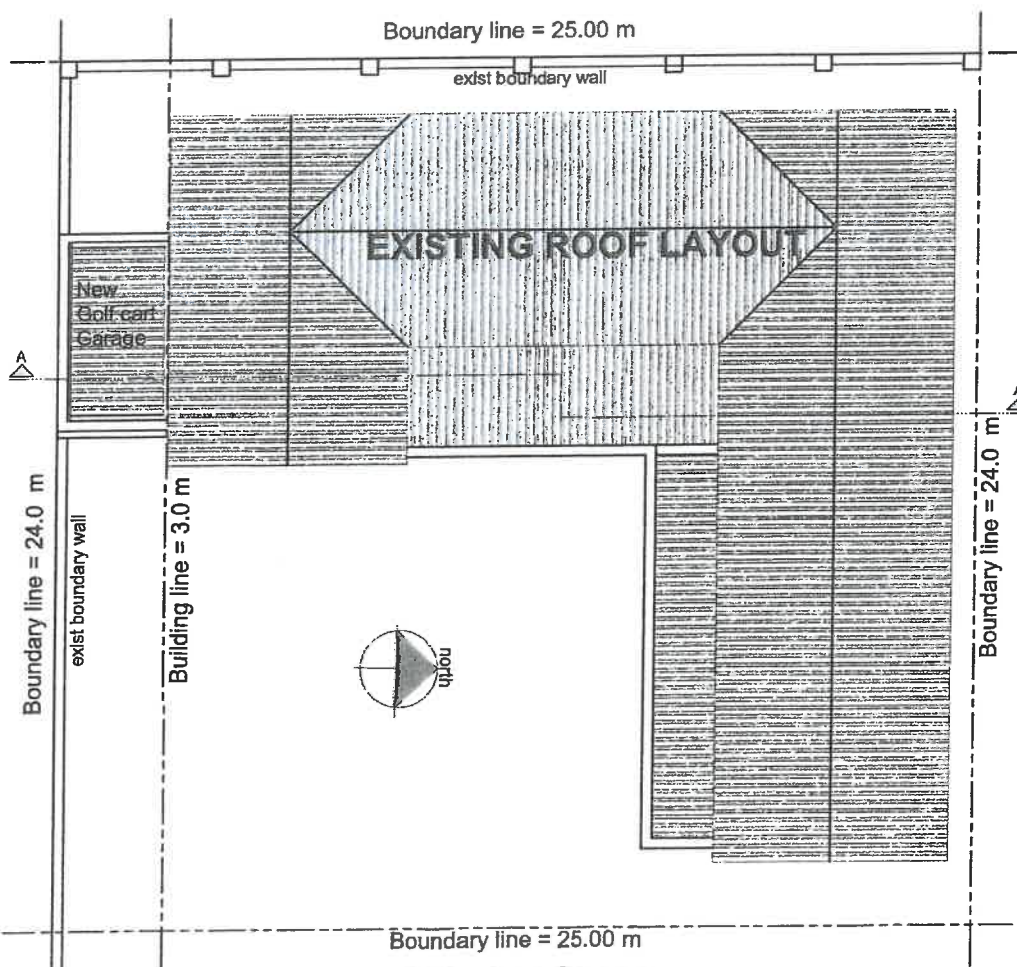
SOUTH ELEVATION



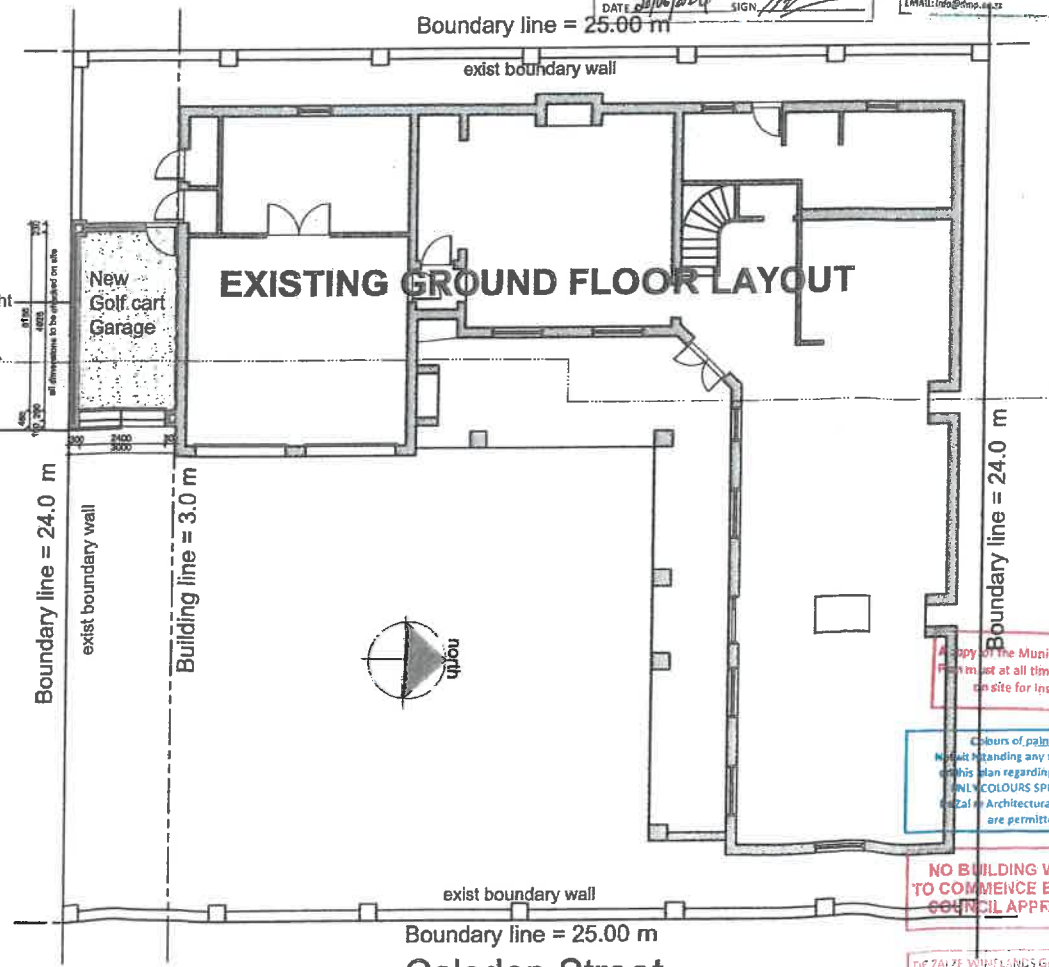
SECTION A-A



EAST ELEVATION



Caledon Street  
SITE AND ROOF PLAN



Caledon Street  
GROUND FLOOR PLAN

**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**  
 700 x 230 mm Reinforced conc. strip foundation  
 where required  
**WALL CONSTRUCTION**  
 External walls to be 280 mm plastered and painted walls  
 with a 50 mm cavity to match exist boundary wall.  
**FLOOR CONSTRUCTION**  
 Floor finish as shown on plan on 25mm cement screed on  
 100mm reinforced concrete surface bed on 250 micron  
 dpm on 50mm sandbed on well compacted & approved fill.  
**FLAT ROOF CONSTRUCTION**  
 IBR Profile galvanized metal roof sheeting at 3° on 70 x 50  
 mm SA pine purlins at equal (900 mm c/c) spacing on  
 insulation 400 sheeting on 150 x 50 mm SA pine rafters at  
 equal (900 mm c/c) spacing. Rafters to be secured to  
 exist wall wlt g.m.s. brackets and bolts and build into wall  
 as shown on section A-A. Chromadek colour charcoal.  
**CEILING CONSTRUCTION**  
 Skimmed 6.4 mm plaster board ceiling fixed to u/s of 38 x  
 38 mm SA pine bracing at max 400 mm centres fixed to  
 u/s roof construction as described above and finished with  
 timber strips  
**WINDOWS AND DOORS**  
 Standard roll-up Garage to match exist.  
 Colour : painted white  
**GLAZING**  
 Not applicable  
**WEEPHOLES**  
 Weepholes at 2 brick intervals at surface bed level and  
 over all windows and ext. doors where applicable.  
 Stopped dpc as indicated.  
**EAVES AND RAINWATER GOODS**  
 Purpose made 100 x 70 mm g.m.s. boxgutters

**AREA SUMMARY:**

|                                     |          |
|-------------------------------------|----------|
| <b>ERF 56, DE ZALZE ESTATE:</b>     |          |
| EXISTING GROUND FLOOR INCL. GARAGE: | 250.0 m² |
| EXISTING COVERED VERANDAH:          | 45.5 m²  |
| PROPOSED NEW EXTENSION:             | 16.5 m²  |
| NEW GROUND FLOOR AREA:              | 312.0 m² |
| EXISTING FIRST FLOOR:               | 250.0 m² |
| PLOT AREA:                          | 600.0 m² |
| NEW COVERED AREA:                   | 312.0 m² |
| NEW COVERED PERCENTAGE:             | 52.0 %   |

## House Goosen

project  
**Proposed alterations and  
 additions to existing Residence  
 on erf 56, Caledon street  
 De Zalze Golf Estate,  
 Stellenbosch**

|            |            |           |                                              |
|------------|------------|-----------|----------------------------------------------|
| project no | RCAD/24/11 | Drawing:  | <b>FLOOR PLAN<br/>ELEVATIONS<br/>SECTION</b> |
| drawing no | 101        |           |                                              |
| date:      | March 2024 | Revisions |                                              |
| scale:     | 1 : 100    |           |                                              |
| drawn:     | RC         |           |                                              |

**RCAD**  
**Robert Cupido Architectural Design**  
 Contact nos.  
 Fax no.  
 e-mail  
 Sacap Registered

**COUNCIL SUBMISSION**

SCRUTINIZED FOR AESTHETIC APPROVAL  
 DATE: 12/06/2024  
 NAME: R. Cupido  
 SIGNED: [Signature]  
 DEANUS MOSS PLANNERS & ARCHITECTS (PTY) LTD.  
 17 MARKET STREET, STELLENBOSCH, 7600  
 TEL: 021-8870314  
 EMAIL: info@dean.us.net

DOES NOT CONSTITUTE COUNCIL APPROVAL  
 DATE: 20/06/2024 SIGN: [Signature]

Copy of the Municipal Approved  
 Form must at all times be available  
 on site for inspection.

Colours of paintwork:  
 Notwithstanding any specifications  
 in this plan regarding paintwork,  
 ONLY COLOURS SPECIFIED BY  
 De Zalze Architectural Guidelines  
 are permitted.

**NO BUILDING WORK  
 TO COMMENCE BEFORE  
 COUNCIL APPROVAL**

DE ZALZE WHITELANDS GOLF ESTATE  
 HOME OWNERS ASSOCIATION  
 - PHONE RECEIVED  
 DATE: 12/06/2024 SIGN: [Signature]