



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18474

Our File Reference Number: Erf 4004, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 4004, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. The application for consent use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to use the existing garage as a house shop on Erf 4004 Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw

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 be generally in accordance with the site plan and floor plans as referenced in Drawing No. 2010/05/01, drawn by D Lakey Draughting Services, dated February 2010; attached as **Annexure A**.
 - 4.4 The conditions imposed by Directorate: Infrastructure Services dated 09/04/2025, attached as **Annexure B** be adhered to, to the satisfaction of the said department.

- 4.5 No more than 3 persons, including the owner of the dwelling or residing family member, be employed in the house shop.
- 4.6 The hours of operation shall be limited between 6:00 to 20:00. No business activity shall take place outside these hours.
- 4.7 The operation of the house shop is subject to the provisions and requirements of the Spaza Shop Bylaw, 2026.
- 4.8 The house shop, including storage, be limited to the existing garage (29m²) as indicated on the site plan/ floor plan with reference No. 2010/05/01 dated February 2010, as attached as **Annexure A**.
- 4.9 Any new structure or alteration to the property be compatible with the residential character of the area, particularly about the streetscape, and be capable of reverting to be used as part of the dwelling house.
- 4.10 The following is not 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.
- 4.11 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 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.
- 5.2 House shops are compatible with residential areas as they offer convenience to the local community.
- 5.3 No additional parking is required as the traffic generation will be minimal as the premises will be visited by the surrounding community on foot.

6. Matters to be noted

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

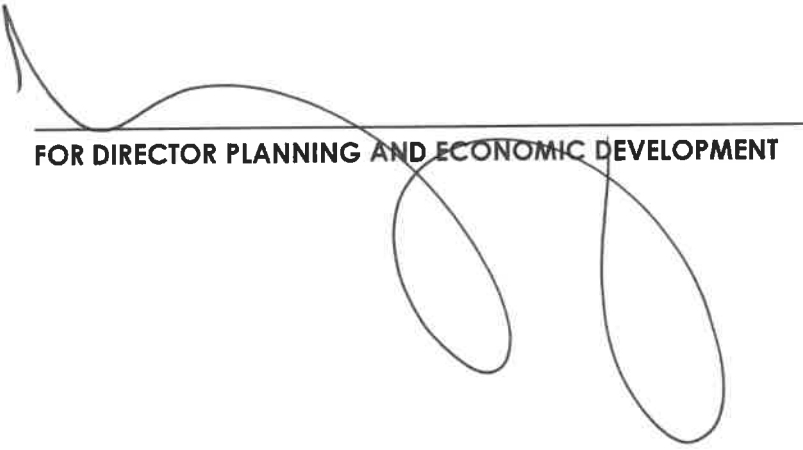
6.2 Should after the following due process-

- 6.2.1 The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/or
- 6.2.2 The operational use of the house shop be in breach of any of the conditions of approval or becomes a nuisance to any neighbouring property, and/ or
- 6.2.3 The parking is not restricted to the property and is a nuisance or safety hazard, and/ or
- 6.2.4 The house shop be used for any unauthorised uses not permitted in terms of this approval. The authorised official of the Municipality will, after following due process exercise his/her discretion in terms of Section 90(c) of the Stellenbosch Municipal By-law on Land Use Planning to withdraw the subject consent approval granted and revert the use of the property to its original use as a garage.

- 7. 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.
- 8. 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.
- 9. **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**
- 10. 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.
- 11. 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.

12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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

9/9/2026
DATE:

COPY TO OBJECTOR





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ANNEXURE A

SITE PLAN



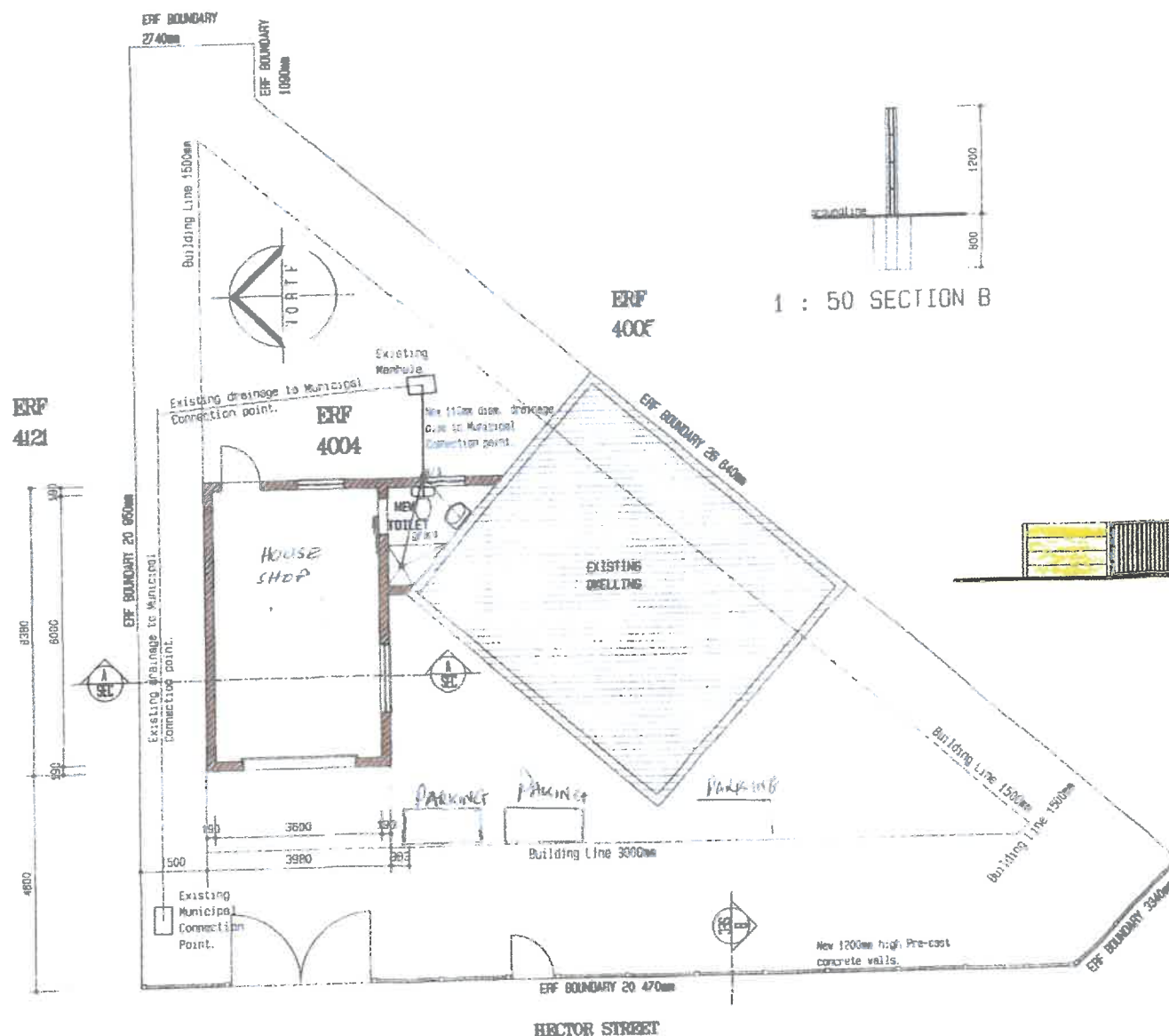
1 : 100 WEST ELEVATION



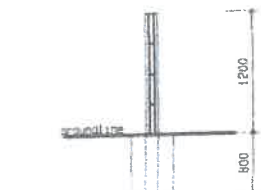
1 : 100 EAST ELEVATION



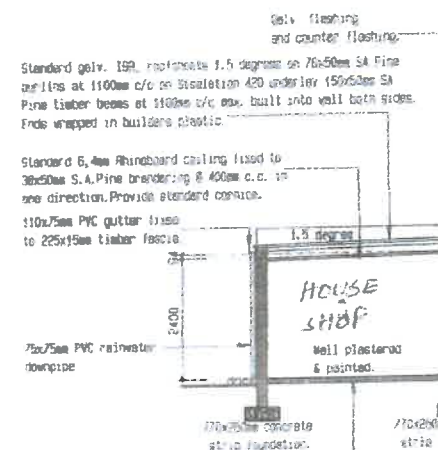
1 : 100 NORTH ELEVATION



1 : 100 SITE- & GROUND FLOOR PLAN



1 : 50 SECTION B



1 : 100 SECTION AA



1 : 100 STREET ELEVATION

- * New developments and upgrades of supplies to existing projects in relation to energy saving and efficiency implementation such as:
- All installations must comply to SANS 1040 & 204-1-2008:
- Installation of 10 A electrical control unit
- Solar water heating installation and losses
- Energy efficient lighting to be installed
- Pool insulation
- Cooling with gas fired appliances
- In large building developments, the following apply:
- Control air condition equipment with energy saving devices
- Protect at least 50% of hot water with alternative energy saving devices

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE SONMERK BEGIN WORD. VERSKILLE MOET DAELIK ONDER DIE AANDAG VAN ARCHITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS

DEVELOPMENT DATA:	
SITE AREA	278sqm
EXISTING GROUND FLOOR	47sqm
HOUSE SHOP	29sqm
OVERALL TOTAL	76sqm
COVERAGE SQM	76sqm
EXISTING COVERAGE	17%
NEW COVERAGE	10%
TOTAL	27%

TEL : 021-8865417 (H)
CELL: 0728517594

SACAP NO. 02280

SKEMA / PROJECT

HOUSE SHOP
FOR MR & MRS VJ. CAROLUS
ERF 4004 HECTOR STREET
IDAS VALLEY
STELLENBOSCH

TEKENING / DRAWING

PLANS
SECTION
ELEVATIONS

DESIGNED	REV.	TEKENING Nr. DRAWING No.
DRAWN D. LAKEY		2010/05/01
SCALE AS SHOWN	DATE FEB. 2010	CHECKED ISSUED

BP/10/2009 10

6/14/2010

1/21/10



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ANNEXURE B

COMMENT FROM DIRECTOR:
INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	9 April 2025
Our Ref ▫ Ons Verw:	Civil LU 2866
Town Planning Ref:	LU/18474
Re ▫ Insake:	Erf 4004, Stellenbosch: An application for a consent use is made in terms of Section 15(2)(o) of the Stellenbosch Land Use Planning Bylaw, 2023 to operate a house shop (29m²) within the existing garage on Erf 4004, Stellenbosch.

The application is recommended for approval, subject to the following conditions:

1. Delivery vehicles

- 1.1 Care must be taken that delivery vehicles do not obstruct traffic and pedestrian flows in the road. Should this become a problem, this approval may be revoked and the Owner will be required to provide parking space on his erf for delivery vehicles before continuing operations.

2. Parking for customers

- 2.1 This approval is based on the reasoning that customers will mostly walk to the shop, as it provides a service to the surrounding community. Care must be taken that customers do not park in the road and obstruct traffic flows. Should this become a

problem, this approval may be revoked and the Owner will be required to provide sufficient parking on his erf before continuing operations.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

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