STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1806/2026
Our File Reference Number: Erf 13793, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

APPLICATION FOR A PERMISSION REQUIRED IN TERMS OF THE TITLE DEED: ERF 13793, STELLENBOSCH

1. The above application refers.

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

2.1 That the permission in terms of restrictive title deed condition on clause D 5(b) on page 5 of Title Deed No. T24507/2017, in order to relax the following title deed building lines:

2.1.1 The rear building line from **3.15m to 2.120m** (adjoining the public open space) and side building line from **1.57m to 1.21m** (adjoining Erf 13792, Stellenbosch) to accommodate the proposed pool on Erf 13793 Stellenbosch.

BE GRANTED

3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**

The approval only applies to the departure application 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.

3.1 The development be generally in accordance with the Site Plan as referenced on Drawing No.2026/011REV C, dated 2026-10-01 and drawn by Fabian Manuel attached as **Annexure A.**

3.2 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.

3.3 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.

4. **The reasons for the above decision are as follows:**

4.1 The proposed pool is compatible with the surrounding residential uses.

5. As applicant, you are hereby informed of your **right to appeal 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.

6. 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.

7. 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.

8. 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

SENIOR MANAGER: DEVELOPMENT MANAGEMENT

20/10/2026

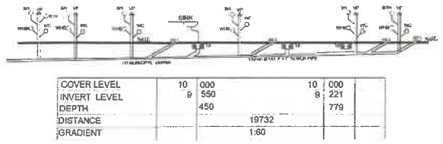
DATE

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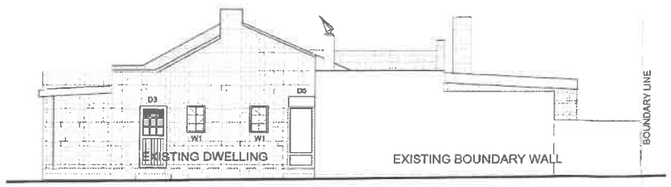
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ANNEXURE A

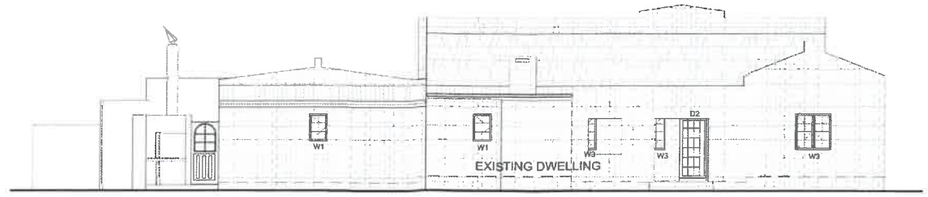
SITE PLAN



DRAINAGE SECTION
N.T.S.



EXIST WEST ELEVATION
SCALE 1:100



EXIST NORTH ELEVATION
SCALE 1:100

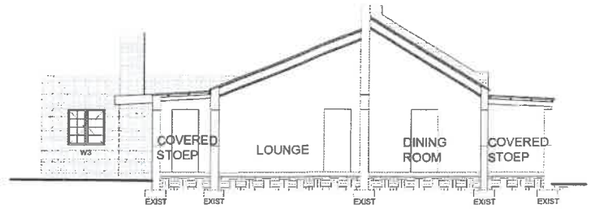


EXIST SOUTH ELEVATION
SCALE 1:100

NOTE:
NO CONCRETE FOOTING TO PROJECT BEYOND SITE BOUNDARY



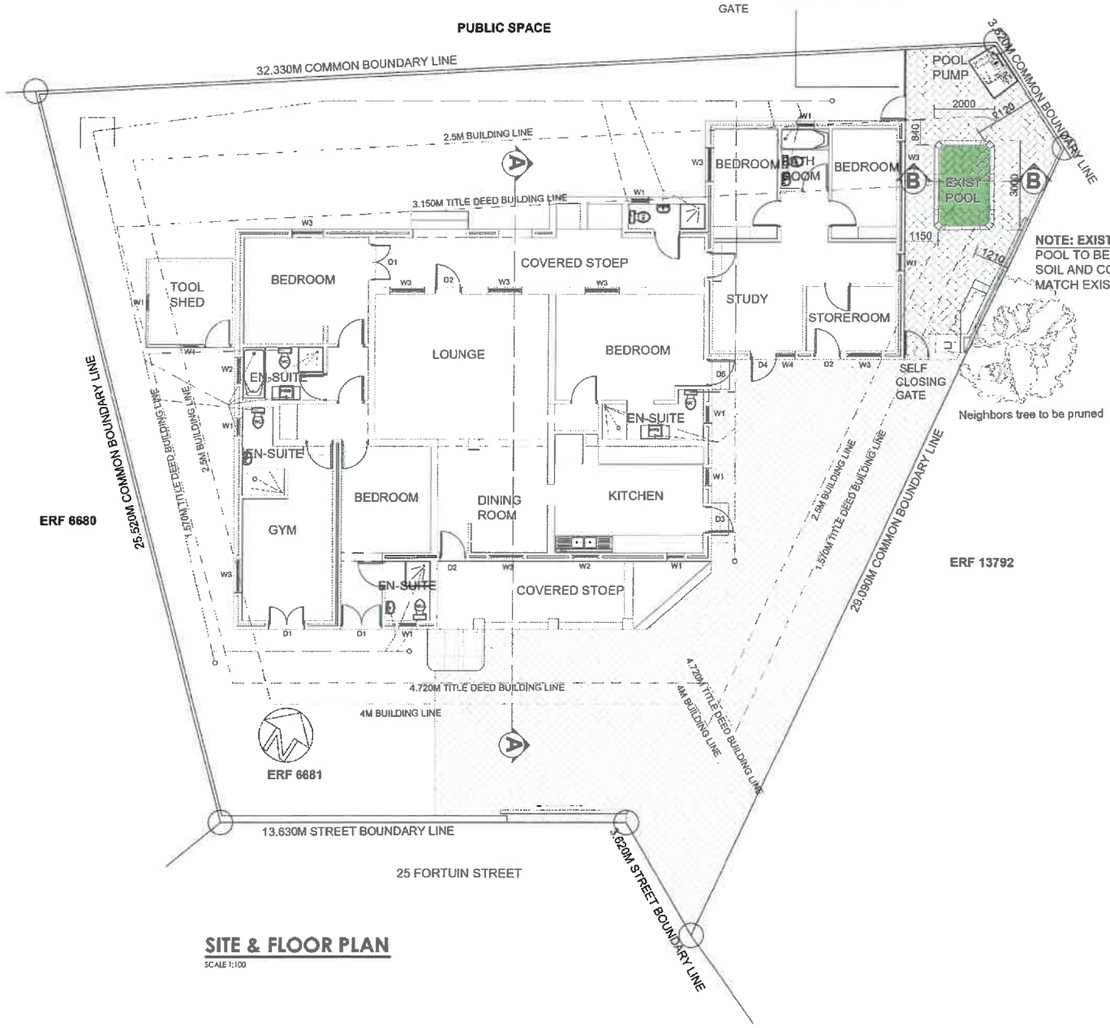
EXIST EAST ELEVATION
SCALE 1:100



EXIST SECTION A-A
SCALE 1:100

POOL FENCING
GALV MILD STEEL FENCING 1000M HIGH WITH 30 SEC SELF CLOSING GATE

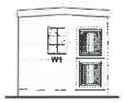
PUBLIC SPACE



Neighbors tree to be pruned

NOTE: EXIST SWIMMING POOL
POOL TO BE EMPTIED AND FILLED WITH SOIL AND COVERED WITH BRICK PAVING TO MATCH EXIST GROUND TOPPING

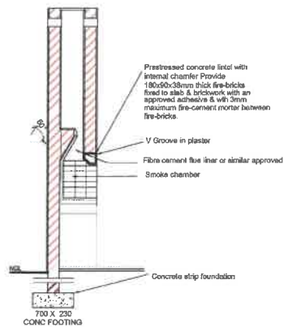
SITE & FLOOR PLAN
SCALE 1:100



SOUTH ELEVAYION (EXIST TOOL SHED)
SCALE 1:100

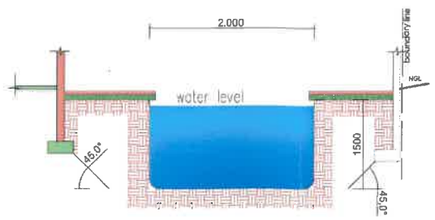


WEST ELEVAYION (EXIST TOOL SHED)
SCALE 1:100



EXIST OUTDOOR BRAAI SECTION
SCALE 1:50

POOL CONSTRUCTION
PRE-MANUFACTURED FIBREGLASS SWIMMING POOL TO BE
INSTALLED BY SPECIALIST AS PER MANUFACTURERS DETAIL & SPESIFICATIONS



SECTION B-B
1:20

REVISIONS		
DATE	DESCRIPTION	BY
08/09/2026	POOL FENCING	F.M.
01/10/2026	TITLE BLOCK DISCRIPTION	F.M.
01/10/2026	TITLE DEED BUILDING LINES	F.M.

AREA SCHEDULE	
	AREA (m²)
ERF	670.00m²
EXISTING GROUND FLOOR	275.96m²
EXISTING TOOL SHED	9.00m²
NEW POOL	8.00m²
TOTAL COVERED AREA	292.96m²
PERCENTAGE COVERAGE	43.43%

[redacted]

25 FORTUIN STREET
CLOETESVILLE
STELLENBOSCH

ERF: 13793

Project:
PROPOSED NEW POOL TO DWELLING HOUSE ON ERF 13793

Drawn by: F MANUEL
Date: 2026-10-01
Drawing: MUNICIPAL SUBMISSION
Scale@ A1: 1:100
PLAN Nr. 2026/011REV C
CHECKED BY RCS

[redacted]