STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP997/2024
Our File Reference Number: Erf 5742, Die Boord- 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 PERMISSION IN TERMS OF THE ZONING SCHEME ON ERF 5742, DIE BOORD-STELLENBOSCH

1. The above application refers.

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

   2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By law, 2023, for additional use (technical approval) to permit the use of a portion of the dwelling (personage) as a home occupation practice for pastoral counselling sessions and church office administrative on Erf 5742, Die Boord, Stellenbosch.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

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

   3.1 The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

   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 The land use hereby permitted be generally in accordance with the site plan/floor layout Drawing number: 20-119-1, Rev.F, drawn by: Design Structural Engineers, dated 18-03-2025, attached as **Annexure A**.

3.4 The subject land use activity be limited to the area marked on the floor layout plan Attached as **Annexure A.**

3.5 The use hereby permitted is to operate only between Monday to Saturday between 07:30 till 18:00.

3.6 The subject development is restricted to the exclusive use of counselling sessions and administration office with a footprint of 50 m².

3.7 The activity shall be of such a limited nature that the operator shall employ not more than two people.

3.8 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme By-law at all times.

3.9 Building plans for any change of land use or change in occupancy in terms of the National Building Regulations and Building Standards Act be submitted to and approved by the Municipality. The use or activity hereby permitted may not commence or continue operating before building plan approval and issuing of an occupancy certificate.

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

4.1 The proposal aligns with the current land use of the property and will not have a negative impact on the character of the surrounding area.

5. **Matters to be noted:**

None

6. As applicant, you are hereby informed of your right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions 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

7. 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.

8. 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.

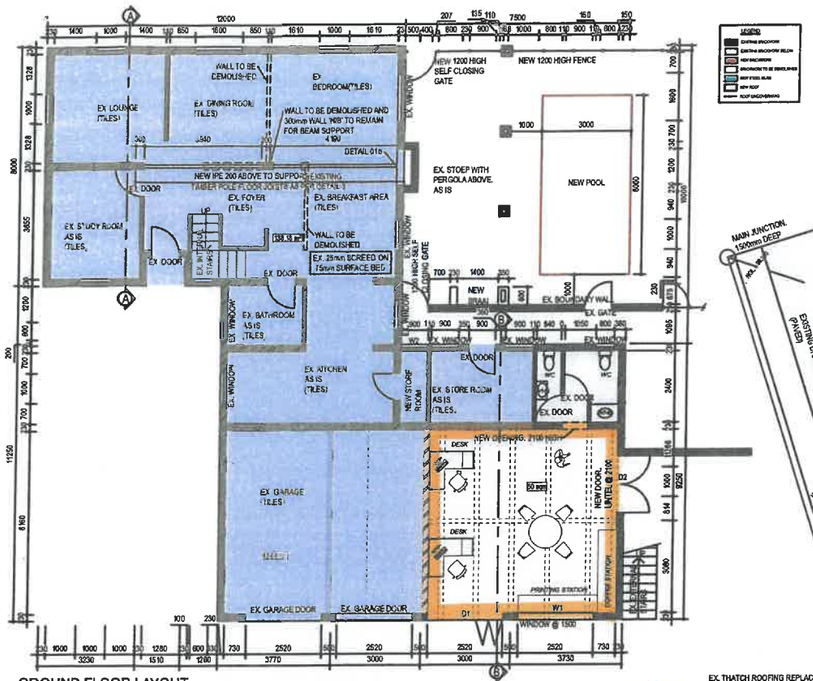
9. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za

10. 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.

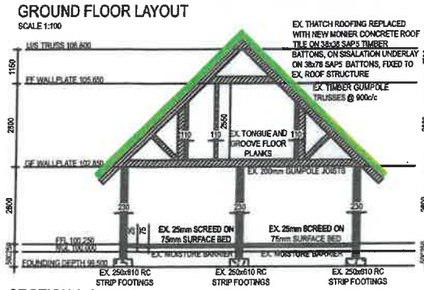
Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

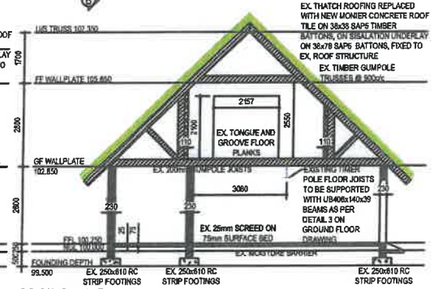
DATE 20/11/2026.



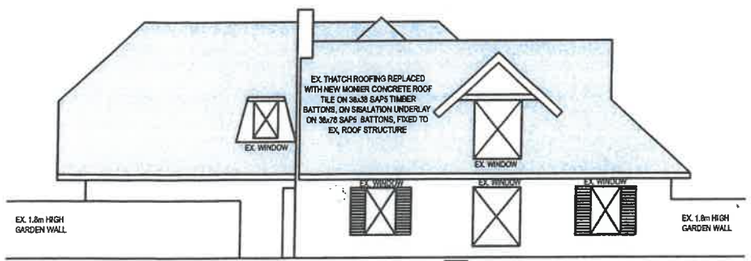
GROUND FLOOR LAYOUT
SCALE 1:100



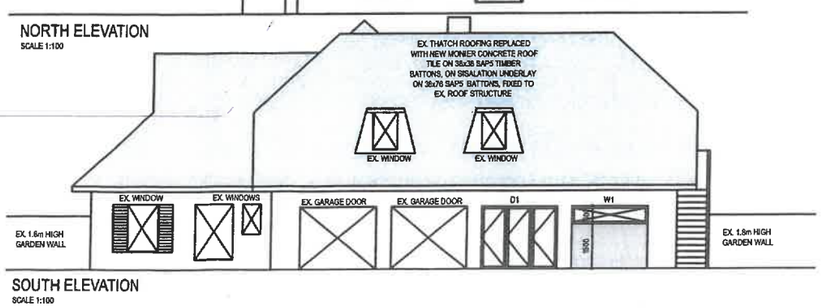
SECTION A-A
SCALE 1:100



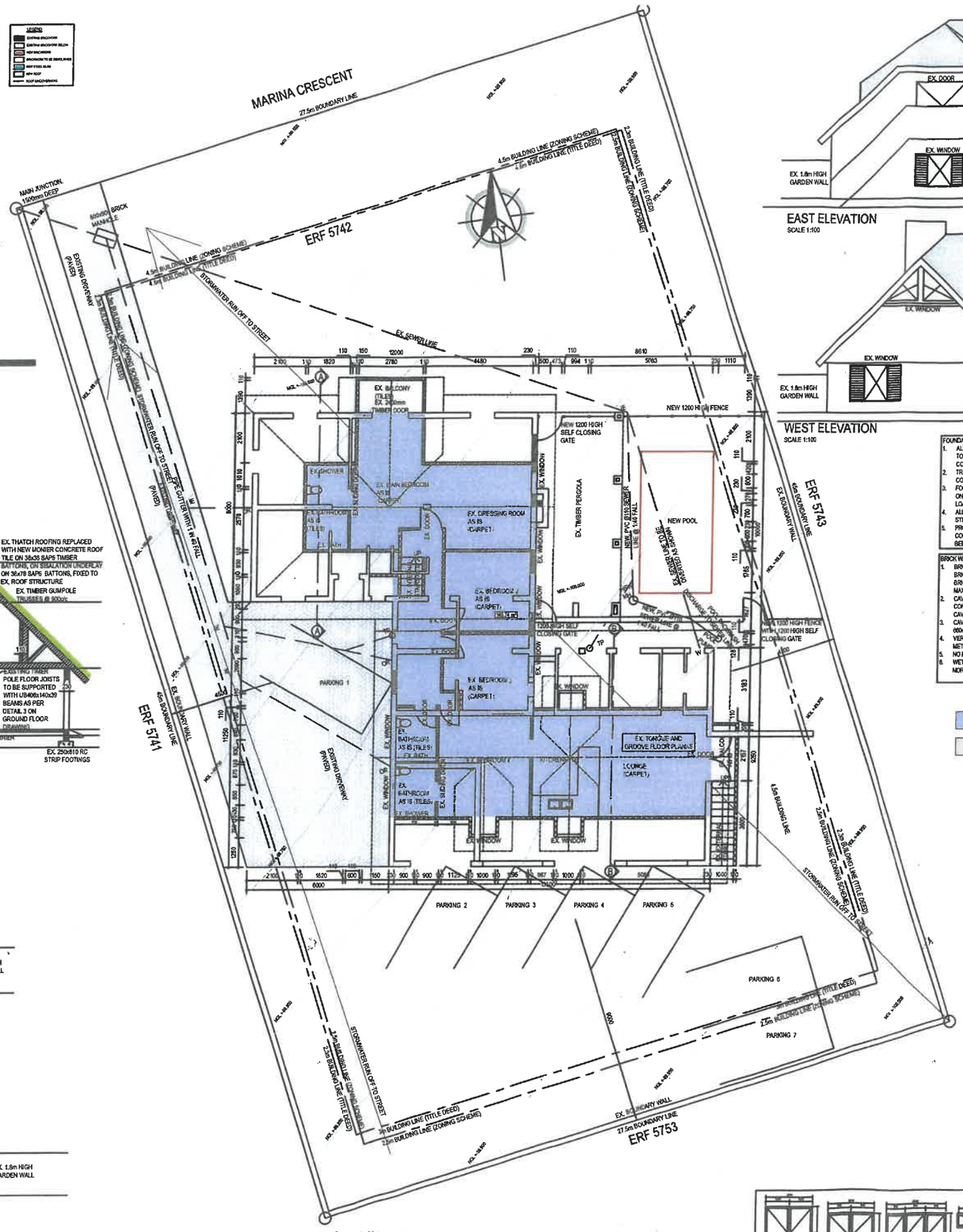
SECTION B-B
SCALE 1:100



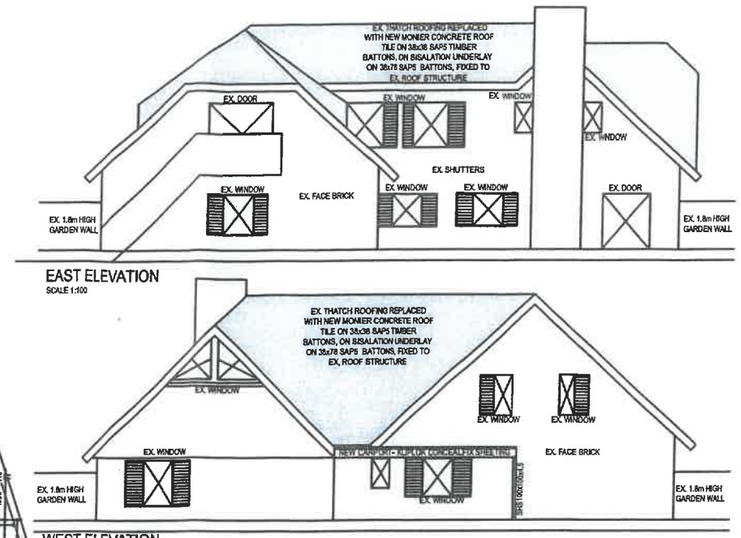
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



FIRST FLOOR LAYOUT/SITE PLAN
SCALE 1:100



EAST ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

FOUNDATIONS
1. ALL FOUNDATIONS IN NATURAL GROUND ARCHITECT TO INSPECT TRENCHES BEFORE CASTING OF CONCRETE.
2. TRENCHES TO BE WET PRIOR TO CASTING OF CONCRETE.
3. FOUNDATION SIZES TO BE MINIMUM 600 x 200 FOR ONE STOREY WALLS AND 800 x 250 FOR LOADBEARING TWO STOREY WALLS.
4. ALL FOUNDATIONS TO BE MIN 10MPa CONCRETE STRENGTH.
5. PROFESSIONAL ENGINEER TO CHECK SOIL CONDITIONS ONCE FOUNDATION TRENCHES HAVE BEEN EXCAVATED.

SURFACE BEDS
1. FILL TO BE FREE OF ORGANIC MATERIALS AND WELL COMPACTED TO 93% ASHATO LEVEL.
2. ALLOW FOR ANT POISON IN FILL BEFORE WATERPROOFING.
3. SABS 0,375mm UBS GREEN TO BE USED AS UNDERLAY TO ALL CONCRETE FLOORS UBS TO BE FOLDED UNDER D.P.C AT WALLS TO AVOID CREEPING DAMPNESS .NO OVERLAPPING OF D.P.C ALLOWED ONLY DOUBLE FOLDING OR ADHESIVE JOINING
4. SURFACE BED CONCRETE TO BE MINIMUM 100mm THICK TO 10mpa STRENGTH . ALLOW 40mm SCREED FOR FLOOR FINISH OR POWERFLOATING TO 100mm THICKNESS.
5. ALLOW 10mm STEP AT ALL DOORS TO EXTERIOR FOR WATER STOP.
6. ALL PATIO + GARAGES TO ALLOW MINIMUM FALL ON SCREED OF 1:200.

BRICK WALLS
1. BRICKWORK TO ALLOW EVERY 4th COURSE BROKFORCE AND CAVITY WALLS TO ALLOW FOR BRICK TIES AT ALTERNATIVE 4th COURSE AT MAXIMUM 400mm C/C
2. CAVITY WALLS TO HAVE CLEAN CAVITIES UNDER CONSTRUCTION ,WITH NO CEMENT TO BRIDGE THE CAVITY.
3. CAVITY WALLS TO HAVE WEEPHOLES AT MAXIMUM 600mm AT D.P.C
4. VERTICAL EXPANSION JOINTS AT MAXIMUM 12 METERS IN BRICKWORK.
5. NO MIXING OF CEMENT + CLAYBRICK IN ANY WALL
6. WET ALL BRICKS BEFORE LAYING TO AVOID DRY MORTAR

DRAINAGE
1. ALLOW WHITE PVC DRAIN LINES FOR ABOVE GROUND AND ABOVE GULLIES .ALLOW BLUE UNDER GROUND PVC DRAIN LINES FOR FLOW PIPES.
2. ALLOW TWO WAY VENT VALVES AT STACK PIPES TO 1m ABOVE GROUND.
3. ALL DRAIN LINES TO BE CUT INTO BRICKWORK + PLASTERED OVER, BUT FOR INSPECTION EYES.
4. SWIMMING POOL WASTE TO DRAIN TO SEWER.

PLUMBING
1. ALL PLUMBING LINES TO BE 22mm INTERNAL (3/4 INCH) FROM MAINS TO GEYSERS + BATHS.
2. ALL EXTERIOR UNDER GROUND LINES TO BE POLYCOP PIPE ALL INTERIOR PIPE TO BE COPPER PIPE WITH SOLDERED JOINTS + FITTINGS.
3. ALLOW 1 x MASTERFLOW PRESSURE CONTROLL AT MAIN LINE.

PRIVATE HOME USE (328 SQM)

OFFICE USE (50 SQM)

AREAS:
ERF 5742: 1237m²

FLOORAREA:
EX. GROUND FLOOR: 223.7m²
EX. FIRST FLOOR: 157.4m²
TOTAL: 381.1m²
[redacted]

NB: DO NOT SCALE OFF THIS DRAWING. IF DIMENSIONAL OR OTHER DISCREPANCIES ARE ENCOUNTERED; CONTACT THIS OFFICE FOR CLARITY.

R	DATE	REVISION	BY	CHKD
A	21-01-20	COUNCIL SUBMISSION	BG	BD
B	21-04-18	POOL BACKWASH TO SEWER LINE	BG	BD
C	22-11-17	ADDED 2.5m BUILDING LINE	BG	BD
D	24-11-23	AS-BUILT DRAWING UPDATES	MF	BD
E	24-11-23	AS-BUILT DRAWING UPDATES	MF	BD
F	25-03-18	PARKING ADDED	BG	BD

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3 LINTON STREET
PLANKENBRUG
STELLENBOSCH
7600

BY DESIGN
STRUCTURAL ENGINEERS

SCALE	PAPER	DATE	DRAWN
AS SHOWN	A1	JAN 2021	BG

[redacted]

PROJECT
PROPOSED ADDITIONS TO ERF 5742
13 MARINA CRESCENT, DIE BOORD
STELLENBOSCH

DRAWING
GROUND FLOOR, FIRST FLOOR, SITE PLAN, SECTIONS AND ELEVATIONS

DRAWING NUMBER
20-119-1 REV. F

