



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1376/2025

Our File Reference Number: Farm 524, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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PER E-MAIL

Sir /Madam

## APPLICATION FOR CONSENT USE AND DEPARTURE ON FARM 524, STELLENBOSCH DIVISION

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(s) on Farm No. 524, Stellenbosch Division in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:
    - i. **Consent Use** in terms of Section 15(2)(o) of the said By-Law to allow for the construction of a fourth additional dwelling unit.
    - ii. **Departure** in terms of Section 15(2)(b) of the said By-Law in order to increase the floor area (coverage) of the proposed additional dwelling unit from 120m<sup>2</sup> to 350m<sup>2</sup> and to allow for the additional dwelling unit to be two (2) storeys in height.

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.

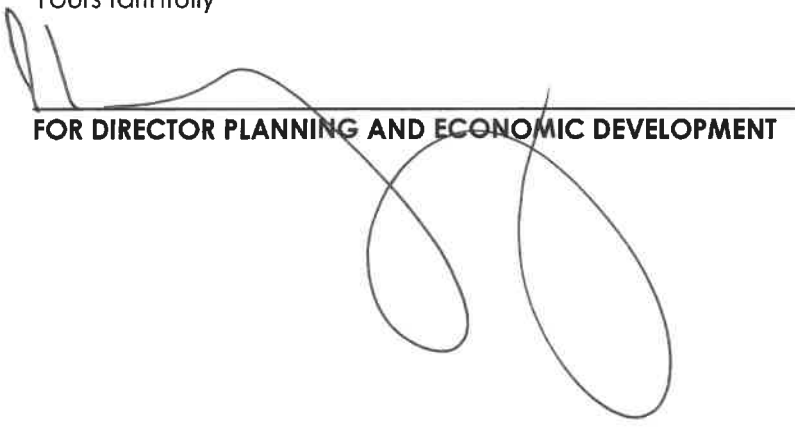
- 2.2. **The approval** is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

- 2.2.1. 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.
- 2.2.2. 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.

- 2.2.3. The development must be undertaken generally in accordance with the endorsed **Farm Site Development Plan - SDP\_150, drawn by Wynand Wilsenach Architects**; and attached as **ANNEXURE C**.
- 2.2.4. The remaining conditions as stipulated in Council's approval letter dated 16 January 2019 is still applicable.
- 2.3. **The reasons** for the above decision are as follows:
- a. The principle and desirability to establish 2<sup>nd</sup> and four additional dwellings on the subject property was already confirmed by the Municipality.
  - b. The location of the proposed dwelling will not have an intrusive impact on the visual landscape, and it will not be detrimental to the rural character of the area.
  - c. The proposed additional dwelling unit will have no visual impact on the surrounding area, as it conforms to the style of the existing dwellings on the property.
- 2.4. **Matters** to be noted:
- 2.4.1. Building plans must be submitted and approved by the Municipality prior to the commencing of any building works.
3. 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.
  4. 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.
  5. **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)**
  6. 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.
  7. 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.
  8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
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

5/11/2025  
DATE

**Farm No. 1546**

**Farm  
Cottages  
No.1383**

### Existing Farm Building

## Remainder Farm 524

12m Ø dam with 2.5x2.5m pump houses

**Portion 15 of  
Farm 524**

Approved Guest houses  
Approved Storage  
Approved house and  
farm buildings

**Approved house  
and farm buildings**

Existing 350sqm house

**Stellenzicht**  
**1320**

**Portion 10 of  
Farm No.1602**

# DRIEKOPPEN FARM FARM SITE DEVELOPMENT LAYOUT

TOTAL SINGLE RESIDENTIAL HOUSES = 6

(P1.2) - PRIMARY USE DWELLINGS x2

DOUBLE STOREY

DOUBLE STOREY  
600m<sup>2</sup>

PERMISSIBLE LAND USES ON THE FARM  
DRIEKOPPEN NO. 524, STELLENBOSCH (I.T.O.  
THE AGRICULTURE AND RURAL ZONING)

| PRIMARY USES                                                                      | ADDITIONAL USES                                                                  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| (Permitted I.T.O. the<br>Stellenbosch Municipality<br>Zoning scheme by-law, 2019) | (Approved I.T.O. the<br>Stellenbosch Municipality<br>Zoning scheme by-law, 2011) |

**CONSENT USES**  
(Approved I.T.O. the Section  
8 Zoning scheme  
regulations, 1985)

- Additional dwellings (as approved by council) on 18 Jan 2018 and amended on 19 Aug 2019\*
- Number of units: 5
- Coverage 350m<sup>2</sup> (including garage)
- Height 2 stories

STELLENBOSCH MUNICIPALITY

THE DEVELOPMENT PLAN IS APPROVED IN  
TERMS OF SECTION 60 OF THE STELLENBOSCH  
MUNICIPAL LAND USE PLANNING BY-LAW (2003)  
SUBJECT TO THE CONDITIONS AS PER  
APPENDIX.

MUNICIPAL MANAGER

|      |          |
|------|----------|
| DATE | 5/1/2025 |
|------|----------|

**PROPOSED DEVELOPMENT**  
Remainder of the Farm

Remainder of the Farm  
No. 524 Steffenboech

|   |   |   |   |   |
|---|---|---|---|---|
| 8 | 0 | 1 | 0 | 1 |
|---|---|---|---|---|

## SITE DEVELOPMENT PLAN

### Earth Site Development Plan

100

1000

2546 JIN ET AL.

|      |     |
|------|-----|
| 1913 | 000 |
|------|-----|

|      |     |
|------|-----|
| 1913 | 000 |
|------|-----|

SNP 150

SDP\_150

QUITE NEW! ADMENT B

## SITE DEVELOPMENT P

**Journal of Management Inquiry**