STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1617/2026
Our File Reference Number: Erf 770, Jamestown
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 PERMANENT DEPARTURE ON ERF 770, JAMESTOWN

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) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Byl-aw 2023, for a departure on Erf 770, Jamestown in order to:

i. Relax the common building line (adjacent to Erf 765) from 2.5m to 0m for the proposed entertainment area.
ii. Relax the common building line (adjacent to Erf 771) from 2.5m to 1.48m for the proposed chimney.

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:

a. 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 Council or other legislation or Bylaws or Regulations that may be applicable.

b. The development and building plans be generally in accordance with the site plan/floor layout plans as referenced Drawing No. HG-JMED52603300-**1**, Drawn By RCAD, Dated 12.06. 2026 and attached as **Annexure B**.

c. A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

d. 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.

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

2.3.1. The encroachment of the building lines does not undermine the character of the area due to the use (entertainment area & Chimney) and the small scale thereof.

2.3.2. The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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**

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 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.

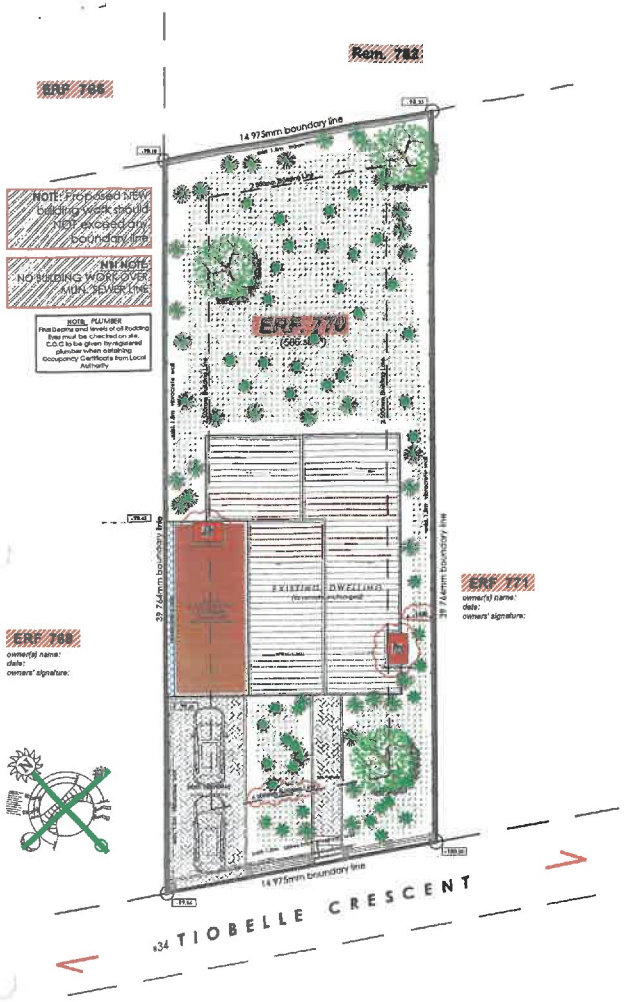
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

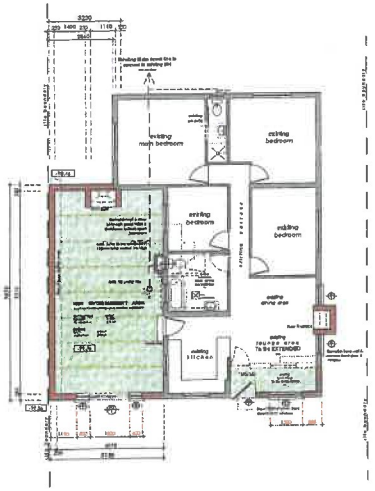
9/9/2026.

DATE



SITE & ROOF PLAN
SCALE 1:100

LEGEND
WM - Water Meter
SC - Stop Cock
MH - Man Hole
RE - Rodding Eye
RWP - Rain Water Downpipe



GROUND FLOOR PLAN
SCALE 1:100

DRAWING LEGEND
Existing Dwelling Walls
NEW 280mm cavity Corobrick walls
NEW Solid 110mm Corobrick wall
NEW Solid 230mm Corobrick wall with apex built in movable bookcase & wall bed

MIN MUNICIPAL STANDARDS ONLY.
MIN. GLAZED TILING TO ALL SANITARY FITTINGS 300mm ABOVE & 200 BESIDES, SHOWER TILING UP TO 1200 & FITTED WITH IMPERVIOUS CURTAIN.
ONE HIGH LEVEL AIRBRICK TO ALL ROOMS CONTAINING SANITARY FITTINGS
ALL GLAZING MORE THAN 1msq OR WITHIN 500mm FROM FFL TO BE SAFETY GLASS.
ALL BRICKWORK OPENINGS TO HAVE PRECAST REINFORCED LINTELS WITH 250mm MIN. BEARING.
3 COURSES OF BRICKFORCE ABOVE LINTELS UP TO 3m SPAN AND 5 FOR MORE THAN 3m AND MORE OR EQUAL TO 4.8m.

DRAINAGE
ALL NEW DRAINAGE INSTALLATIONS MUST COMPLY TO PART P OF SANS 10400: 2016
ACCESSIBLE DUCT INSIDE OPEN PLAN OFFICE TO BE CONSTRUCTED TO COVER EXISTING DRAINAGE. NEW 110Ø VENT PIPE TO BE INSTALLED.
DRAINAGE GENERAL NOTES:
WASTEPIPES TO BE 50Ø mm PVC
SOILPIPES TO BE 110Ø mm PVC
VENTPIPES TO BE 50Ø mm PVC
I.E. TO ALL BENDS AND JUNCTIONS.
ALL DRAINAGE BELOW SURFACE BED AND PENETRATING THROUGH FOUNDATION WALLS **TO BE BRIDGED** AS PER SEWER PIPE BRIDGE DETAIL

MIN. FALL OF PIPES AT 1:60

BUILDING CLASSIFICATION AND AREA TABLE

OCCUPANCY CLASSIFICATION:	DWELLING HOUSE
OCCUPANCY CODE:	H4

AREA SUMMARY

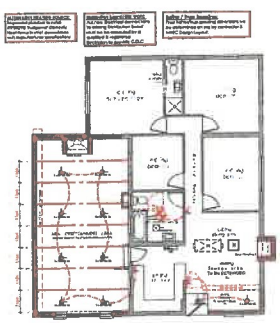
EXISTING HOUSE	-	107.2 m²
EXISTING STOEP	-	5.6 m²
Total Existing	=	112.8m²
NEW ENTERTAINMENT AREA	-	50.8 m²
Total New	=	**50.8 m²**
TOTAL COVERED AREA	=	163.6 m²

COVERAGE:

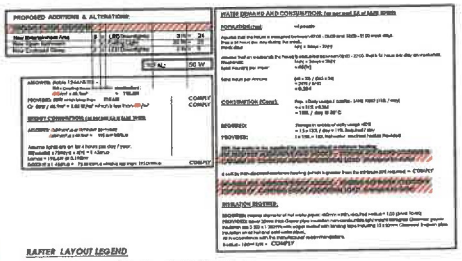
TOTAL COVERED AREA:	163.6m²
SITE AREA:	586.3m²
Total	= **27.9%** coverage

(Less Than = **50%**) (COMPLY)

ENERGY CONSUMPTION CALCULATIONS
(For water & Electrical calculations)



GROUND FLOOR PLAN
SCALE 1:100



RAFTER LAYOUT LEGEND
220 x 50mm SA Pine Rafters (grade 7)

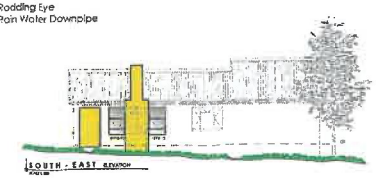
ELECTRICAL LEGEND LEGEND
Position of Existing 25W Geyser
1000x1000mm service hatch
Extnt. Distribution Board
Extract fan system ducted to the outside & connected to separate switches with Aluminium louvre finish outside
20W Ceiling lifted lights
EXTERNAL 2W LED DL

R-VALUE OF ROOF CALCULATION:

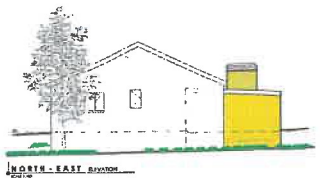
CLIMATIC ZONE:	4	MIN. REQUIRED TOTAL R-VALUE:	3.7m².K/W

ROOF ASSEMBLY:

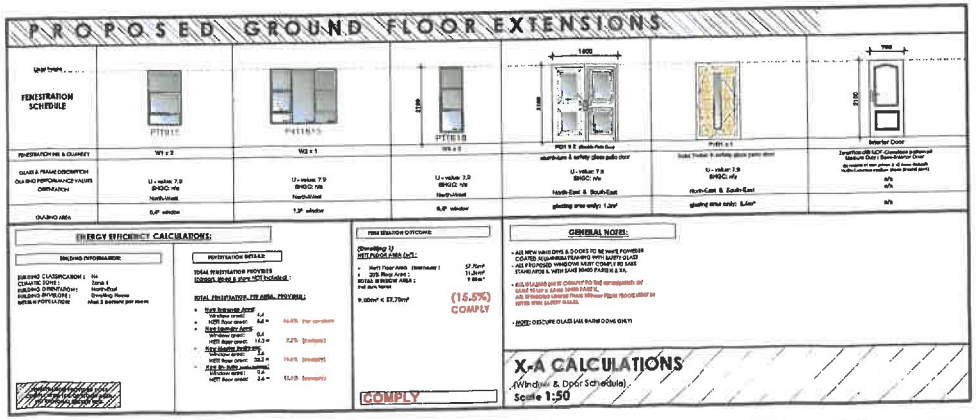
COMPONENT:	R-VALUE(m².K/W):
***Standard SABS Approved*®** galv. mild steel 0.58mm high tensile IBR profile metal roof sheeting	0.35 m².K/W
non-combustable ***SISALATION*®** 'Residential405' with Double sided reflective Aluminium Foil reinforced underlay membrane	1.30 m².K/W
145mm thick ***Isotherm*®** Insulation	3.37 m².K/W
***Gyproc*®** 9.5mm 'RhinoBoard' Jointed Ceiling	0.05 m².K/W
Roof space / air	0.04 m².K/W
TOTAL R-VALUE PROVIDED:	**5.11 m².K/W**


SOUTH - EAST ELEVATION

SOUTH - WEST ELEVATION


NORTH - EAST ELEVATION

PROPOSED GROUND FLOOR EXTENSIONS



RCAD
Robert Caplan Architectural Design
Acres Registered : PRARAT 877151
Mrs A.O. Gordon

12.06.2020

FOR COUNCIL