



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP922/2024) LU/17738

Our File Reference Number: Erf 1397, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir /Madam

APPLICATION FOR CONSENT USE AND DEPARTURE ON ERF 1397, STELLENBOSCH

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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 1397, Stellenbosch for:
 - a. **Consent use** in terms of Section 15(2)(o) of the said by-law to operate a Tourist accommodation Establishment on Erf 1397, Stellenbosch.
 - b. **Departure** in terms of Section 15(2)(b) of the said by-law to relax 4.5m building line:
 - i) To 0m on the western boundary (adjacent to Erf 1369) to allow for additions of en-suites to the existing bedrooms.
 - ii) To 1.5m on the southern boundary (adjacent to Erf 4682), new bedrooms.
 - iii) To 2.7m on the eastern boundary (adjacent to Erf 1398) to accommodate the proposed new bedrooms.

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 the said Bylaw:

- a) 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.
- b) 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.
- c) The subject development be restricted for the exclusive use of the dwelling and additions as a 11-bedroom tourist accommodation establishment.
- d) The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- e) Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- f) Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- g) Conditions imposed by the Infrastructure Services Department as contained in the memorandums dated 19 March 2025 attached as **Appendix 7**, be complied with.
- h) Building plans, generally within accordance with Site Development Plan; dated July 2025, Drawing No. SDP-24-07 and Drawing No. CS-24-07-01 to 04, dated 21 July 2025, drawn by 2adspace Architects attached as **Appendix 2**, be submitted and approved by the Municipality, prior to the commencing of any building works, for all changes of use, including internal alterations, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- i) Sufficient on-site parking at all times be provided in accordance with the provisions of the Zoning Scheme Bylaw and as illustrated on the site plan (See **Appendix 2**) to the satisfaction of the Municipality.
- j) The applicant must apply for refuse removal services from Stellenbosch Municipality, or alternatively, make use of an approved waste removal service.
- k) If food is to be prepared, handled, or served to the public, the applicant must submit a written application to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability, in accordance with Regulation 638 of 22 June 2018.

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

- i. All concerns from interested parties and departments has been adequately addressed and the proposed tourist accommodation establishment will not negatively impact the surrounding community.
- ii. The property, which is appropriately zoned Multi-Unit Residential, is well-located within the Stellenbosch urban fabric, and is adequately serviced by existing municipal infrastructure, which is regarded as sufficient for all new additions as well.
- iii. The proposal supports the tourism objectives of the municipality by promoting economic development and providing additional visitor accommodation within a sustainable framework.
- iv. The proposed building line departures are minor, contextually acceptable and will not detract from the character of the area or effect any neighbouring properties rights.

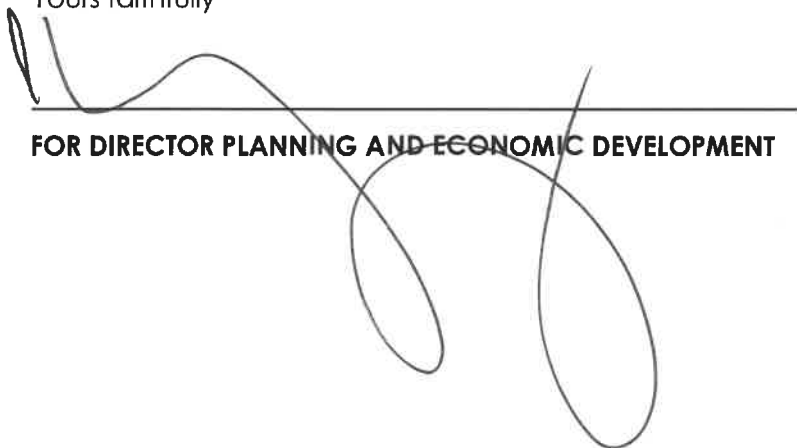
2.4. **Matters** to be noted:

- None.

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.

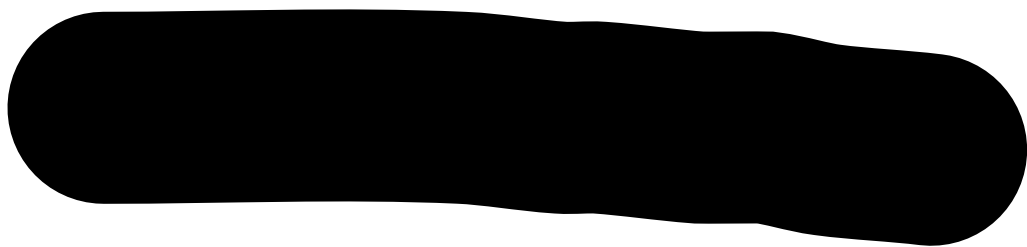
8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (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

13/2/2026
DATE



Appendix 2

Site Development and Building Plan layout



COMPONENT	R-VALUE	DESCRIPTION
Outdoor Air Film	0.03	METAL ROOF SHEETING ON EXISTING ROOF STRUCTURE - 18mm OSB/BOARD
Roof Air Space	0.15	BETWEEN EX. PURLINS, 135mm
Insulation 50mm x75 "woodland"	3.667	DO NOTHING FITTED ABOVE RAFTERS/ROOF
Outsulating Barrier		FOR 3mm RHINOGRAND CEILING.
Roof Air Space	0.16	SCANNED AND PAINTED
Insulation 135mm Polyfoam Fibre Blanket	3.14	
Indoor Air Space	0.06	
Indoor Air Film	0.11	
TOTAL	0.3	

[illegible][illegible]

COMPONENT	P-VALUE	DESCRIPTION
Outdoor Air Film	0.03	BRIDGEMAN'S WATERPROOFING ON
Weathered Plywood	0.03	SHEATH TO FILL ON 16 K.E. 135mm
Water to 1st minimum 30mm thick	0.043	SOFTEN TO FILL ON ABOVE BRIDGEMAN'S
1st min 30mm Concrete	0.12	FOR MIN MINIMUM 30mm CEILING -
2nd min 30mm Concrete	0.15	SHIMMED AND PAINTED
Insulation 15mm Polyfoam 10mm Blanket	3.14	
Weathering		
Ceiling 9mm "miniboard", plastered	0.06	
Indoor Air Film	0.13	
TOTAL	3.7	

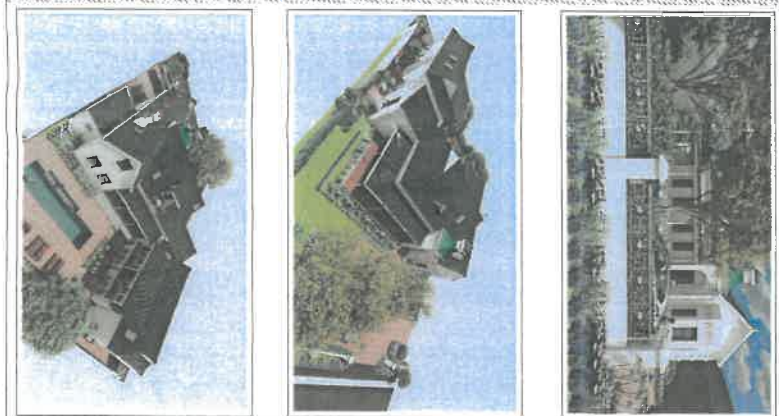
COMPONENT	R-VALUE	DISCREPANCY
Outdoor Air Film	0.03	VICTIMIAN PEOPLE METAL ROOF
Roof Air Space	0.18	SHEETING ON SUITABLE REFLECTIVE
Perforated (R) 10 in	0.52	JOIN NEW ROOF STRUCTURE.
Duct Insulation Barrier		133mm ISOFORM FIBRE BOARD
Insulation: 133mm Polyester Fibre Blanket	3.14	BRANDING FOR FIRM MINOR/LOAD
"Celstrum"		HORIZONTAL FIBRE MINOR/LOAD
Ceiling 9.0mm "Minibonding" Plastered	0.06	HORIZONTAL CEILING - SHIMMED AND
Indoor Air Film	0.11	PAINTED
TOTAL:	4.0	

[illegible]

TOTAL	
Size	1181.00 m ²
Percentage allowed	78.00 %
Floor area proposed	718.88 m ²
Percentage proposed	61.1 %

Site	1197.30 m ²
Percentage allowed	50.00 %
Coverage existing (excluding the historic vineyard of 80.3m ²)	244.40 m ²
Coverage proposed	378.60 m ²
Percentage proposed	31.3 %

Appellate litigation, as per the *Stathopoulos* zoning scheme, dated 17 November 2023, under caption "concrete", the following shall be disregarded in the calculation of coverage: (ii) verandas (which are roofed) which form part of a building of historical significance which (ten ten span to the eave line on the front or long side [...])."

[illegible]

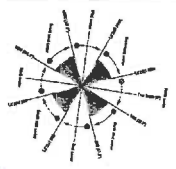
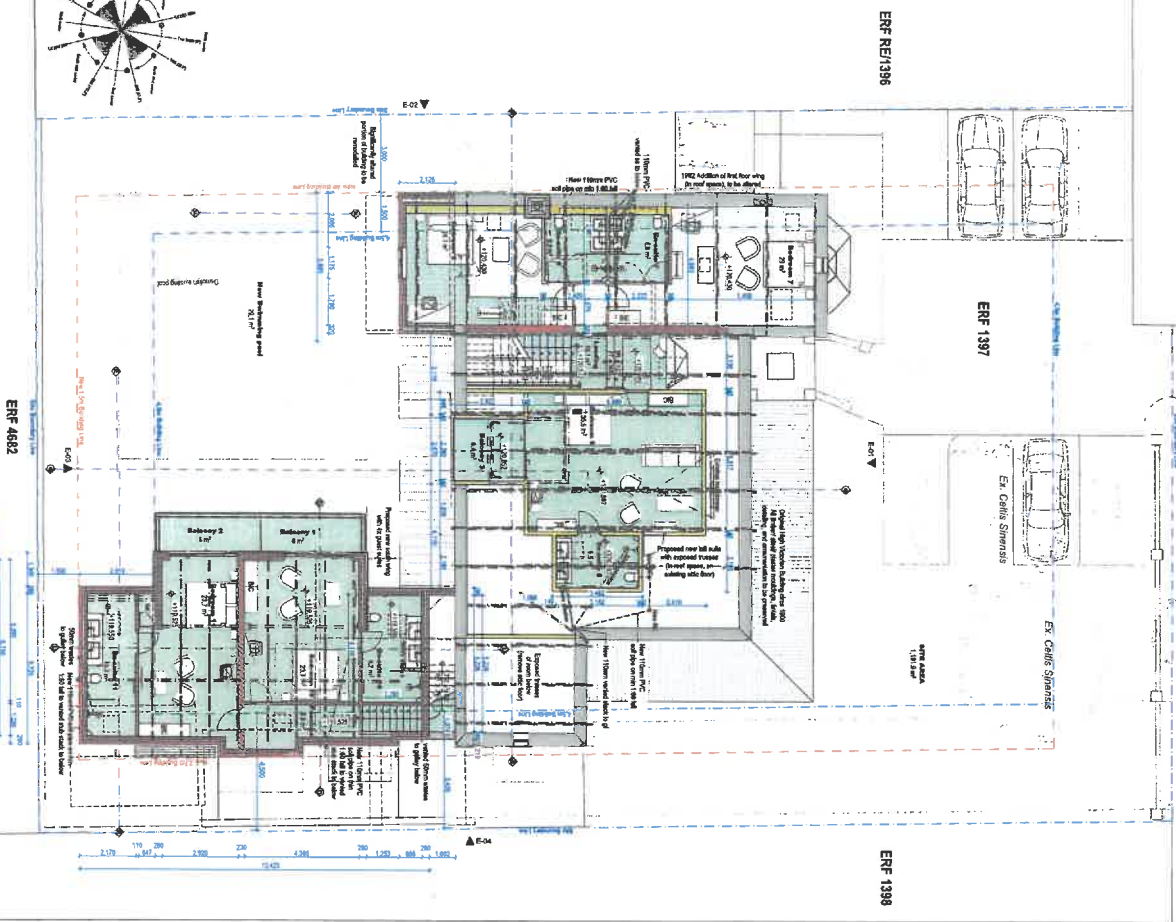
<p> ☐ Yes ☐ No </p>	<p> ☐ Yes ☐ No </p>
--	--

SITE AND ROOF PLAN

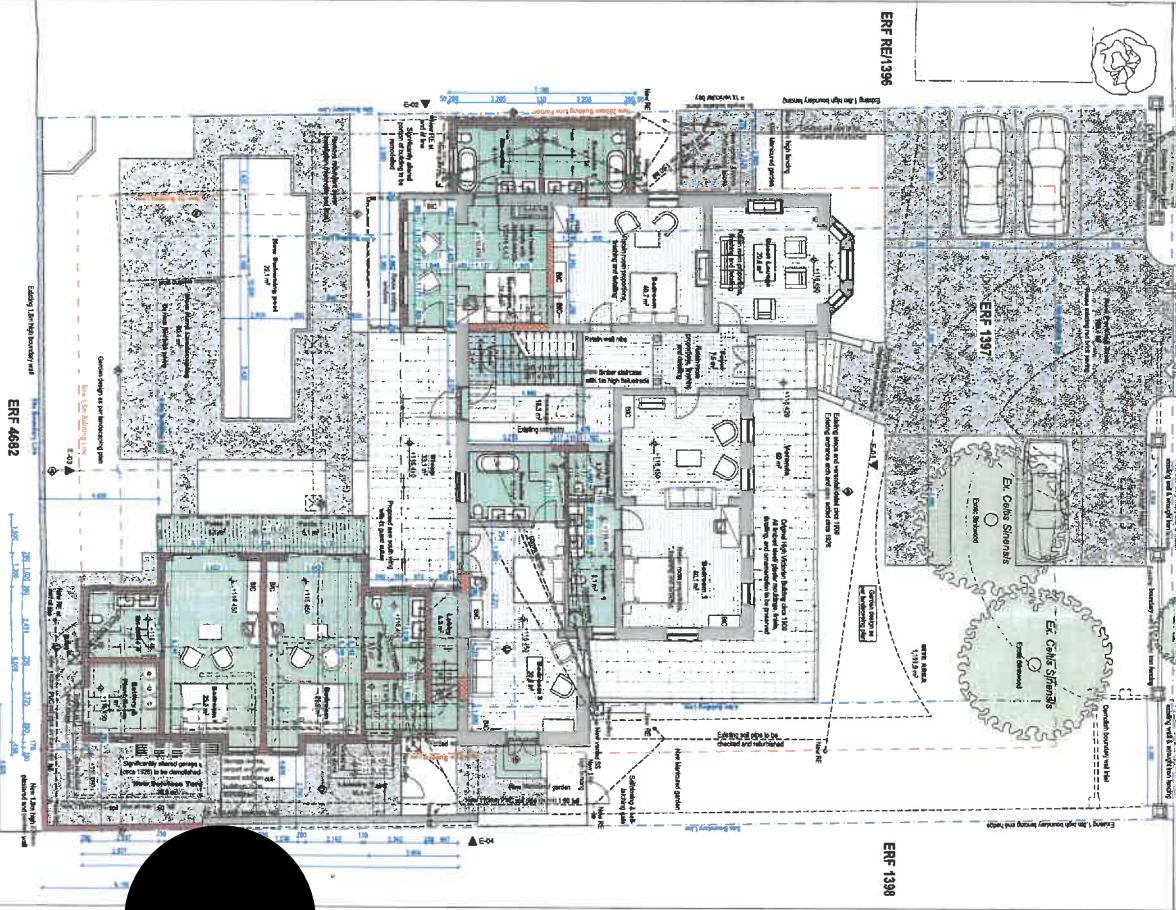
APPROVED

VAN RIEBECK STREET

VAN RIEBECK STREET



First Floor
Scale 1:100



Ground Floor
Scale 1:100

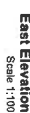
GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 3. THE FOUNDATIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 4. THE ROOF SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 5. THE EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 6. THE INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 7. THE SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 8. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 9. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.
 10. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE LOCAL BY-LAWS.

19 VAN RIEBECK STREET
 STELLENBOSCH

FLOOR PLANS

CS44742
 19 VAN RIEBECK STREET
 STELLENBOSCH



CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND LICENSES AND BE RESPONSIBLE FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE SAME.

GENERAL NOTES

Hot Water Supply					
At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating	Capita (HIS Occupancy)	22			
Average Usage Per Person Per Day (l)	140	Input Temperature	15°C	Specific Heat of Water (J/kg)	4.19
Daily Consumption @ 80°C (Culitas x Usage/l)	3080	Output Temperature	80°C	Daily Energy Usage (kWh) (Cons. x Temp. Diff. x 4.19)	580724
Max (50%) daily resistance heated volume allowed (l)	345	(Average Temp. Difference °C)	45	Daily Energy Usage (kWh) (valued by 2000)	161.32
Annual Energy Usage (kWh/day x 365)	50% Energy Target (Annual Usage x 0.5)				
					68676.88
					28433.95
Component	Storage Capacity (l)	2000	Vacuum Tube Aperture (m ²)	-	
2 x ITS Domestic/ Industrial 11kW Heat Pumps (ITS-1HD)	Flow Rate Heating Capacity (kW) Power Demand (kW) Co-Efficient of Productivity (C.O.P.)	240 l/h 11.00 2.56	Storage	2 x 1000L HWC (boil with backup element)	
	Annual Heating Capacity (Heating Capacity x C.O.P. x 365) (kWh)	4.25	Insulation as per manufacturer's design & specification		
Total Annual Heating Capacity provided by Electrical Resistance Heating Alternative					17063.75
					28.95%
Minimum storage capacities for hot water cylinders used with domestic heat pumps as per SANS 10400-KX-2021. Total 24h water storage requirement in litres at 80°C min. temp.			62.5 L/p x 22 (water energy 15 kJ/cuplit x lit)		1375
Domestic hot water heat pumps shall comply with the requirements of SANS 10697 and shall be installed in accordance with SANS 1352					
All exposed pipes (internal diameter ≤ 80mm), to indoor or outdoor air, conveying hot water to and from the hot water cylinders and heating systems, shall be insulated with pipe insulation material with (min). R-value of 1.00 - as per SANS 10400-KX-2021					
Piping to be insulated includes all supply and return hot water piping, cold water supply piping within 1 m of the connection to the heating or cooling system and pressure relief piping within 1 m of the connection to the heating or cooling system					
For suitable piping, insulation systems and the insulation theory to comply with SANS 1037, SANS 10106, SANS 10252-1, and SANS 10254, Structural Engineer to verify enough of a supporting structural elements. All exposed hot-water pipes to be fitted with insulation sleeves with a minimum R-value of 1. All hot-water vessels / tanks to be insulated with a minimum R-value of 2.					
General Note					

Min. Floor System R-value		
COMPONENT	INSULATION	UNDERFLOOR HEATING
Ground Floors	N/A	N/A
1st (raised) Floors	N/A	N/A

Building Sealing	
REQUIRED	
<p>The maximum air leakage for windows and doors (at a differential pressure of 75 Pa) shall comply with the requirements of SANS 613 as follows - a) 0.306 L/s/m² for fixed glazing,</p> <p>b) 5 L/s/m² for revolving doors and swing doors, and</p>	

RECOMMENDED	Building should be orientated North North or North West to facilitate winter in (shade that contains the largest and fenestration area)
COMPLIES	
Air conditioning	
REQUIRED	
The minimum required level of energy efficiency of unitary and packaged air-conditioning equipment shall be in accordance with table 13.	
AC system to be implemented	
Requirement	
Table 5	

<p>2.0 L/s/m² for all other products</p> <p>Roofs, external walls, and floors that form the building envelope and any opening such as windows and doors in the external fabric shall be constructed to minimize air leakage</p> <p>Ceiling voids and attics in all energy zones (except zone 5H) shall be designed to minimize air infiltration - wall plate & roof junctions shall be sealed. All tiled roof shall have a tile underlayment or radiant barrier</p> <p>The chimney or flue of an open solid-fuel burning appliance shall be provided with a damper or flap that can be closed to seal the chimney or flue.</p> <p>A foam or rubber compressible strip or a fibrous seal shall be fitted to each edge of an external door and other such</p>
--

Component	Requirement
SH-GC	Air-cooled split units:
5.0/26	Capacity range 7 < 191kW
5.0/15	Minimum COP = 2.9
Any	Minimum COP = 3.0
5.0/5	
5.0/7.5	
5.0/25	4x Daikin Sensira R32 Wall Split 2000 Btu/hr
5.0/25	Inverter AI Conditioners
5.0/25	8x Daikin Sensira R32 Wall Split 12000 Btu/hr
5.0/25	Inverter AI Conditioner

operating that -1) serves a conditioned space, or 2) serves a habitable room

Energy Demand Calculations

AI strings to be LED = Compliant

includes all supply and return hot water piping, cold water supply piping within 1 m of the connection to the heating or cooling system and within 1 m of the connection to the heating or cooling system.

At vessels, fittings, installation systems and the installation thereof to comply with ENAS 1307, SANS 10108, SANS 10252-1 and SANS 10254, Structural Integrity to verify strength of all supporting structural elements. All exposed hot-water pipes to be fitted with insulation devices with a minimum R-value of 2. All hot-water vessels / tanks to be insulated with a minimum R-value of 2.

REQUIRED
<p>The maximum air leakage for windows and doors (at a differential pressure of 75 Pa) shall comply with the requirements of SANS 613 as follows - a) 3.06 L/s/m^2 for fixed glazing, b) 5 L/s/m^2 for revolving doors and swing doors, and c) 2.0 L/s/m^2 for all other products</p>
<p>Roofs, external walls, and floors that form the building envelope and any opening such as windows and doors in the external fabric, shall be constructed to minimize air leakage</p>

Component	Requirements
4x Daikin Sensira R32 Wall Split 3000 Btu/hr Inverter Air Conditioners 8x Daikin Sensira R32 Wall Split 12000 Btu/hr Inverter Air Conditioner	<p>with table 13.</p> <p><u>AC system to be implemented</u></p> <p>Air-conditioned suit units:</p> <p>Capacity range > 19kW</p> <p>Minimum COP, 2.9</p> <p>Minimum COP, 3.0</p>
Energy Demand Calculations	<p>A foam or rubber compressible strip or a fibrous seal shall be fitted to each edge of an external door and other such opening that - 1) serves a conditioned space, or 2) serves a habitable room</p>
Energy Demand Calculations	<p>At string to be LED + Compilant</p>

ALTERATIONS
ERF-1397
49 VAN RIEBECK STR
STELLENBOSCH

Geoprocure Koon-epidemiology W.A.	Bliss A. Vermeulen
17 Jan	15 Jan of 1981
Monday, July 21, 2025	

YA CALCULATIONS

[illegible]

Appendix 7

**Municipal Directorate: Infrastructure Services. Civil
Engineering Services.**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nolusindiso Momoti
From ▫ Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Xolani Tika
Date ▫ Datum: 19 March 2025
Our Ref ▫ Ons Verw: Civil LU 2845
Town Planning Ref: LU/17738 – TP922/2024
Re ▫ Insake: Erf 1397, Stellenbosch Application is made in terms of Section 15(2)(o) of The Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023) for consent use for a 11-bedroom Tourist Accommodation Establishment on Erf 1397, Stellenbosch. Application is made in terms of Section 15(2)(b) of The Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023) for a building departure in order to relax the 4.5m and 4.6m common building lines to 3m for addition to house on western boundary, 1.5m on southern boundary and 2.7m on eastern boundary to accommodate a new south wing on Erf 1397, Stellenbosch.

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

- 1. Civil Engineering services**
 - 1.1 The existing municipal sewer connection point must be used for the proposed addition.
 - 1.2 The existing municipal water connection point must be used for the proposed addition on Erf 1397.
 - 1.3 Any changes to existing municipal infrastructure will be for the account of the owner.



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION

Application Number:	DC 2845 (XT) Erf 1367 - Stellenbosch (LU-17738 TP022-2024)
Development Name:	
Date:	19 March 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 1367
DC Parameters Reference:	Changing the existing use to convert it to a tourist accommodation establishment (GFP dated 2025/02/14 Drawing no-CS-24-07-02)

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civl Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage:	1,76	1,44	0,032	0,12	24		8	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	1,76	1,44	0,03200	0,120	24,0		8	
Charges before adjusting for positive only, before Deductions	R 57 067,36	R 52 199,72	R 6 067,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
Charges adjusted for positive only, before Deductions	R 57 067,36	R 52 199,72	R 6 067,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 57 067,36	R 52 199,72	R 6 067,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
VAT:	R 8 695,10	R 7 829,96	R 1 045,11	R 1 850,40	R 22 834,92	R 42 255,50	R 4 885,18	R 47 120,67
Total Development Charges Payable (including VAT):	R 66 662,46	R 60 029,67	R 8 012,52	R 14 186,40	R 175 067,76	R 323 958,81	R 37 209,68	R 381 258,49

APPLICANT INFORMATION

Application Processed by:	Xolani Tika
Signature:	
Notes:	See the attached GFP

Stellenbosch Town

[illegible]