STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1596/2026
Our File Reference Number: Erf 20, Wemmershoek
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE AND CONSENT USE: ERF 20, WEMMERSHOEK

1. The above application refers.

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

2.1 That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 20, Wemmershoek for:

i. A consent Use in terms of Section 15(2)(o) of the said bylaw to exceed the threshold of additional use to allow for the extension of the existing outbuilding which will constitute a second dwelling unit.

ii. A Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the common building lines from 2.5m to 0m (adjacent to Farm 1615/4) to accommodate the proposed second dwelling unit on the property.

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) Building plans must be submitted and approved by the Municipality before the commencement of any building works, which will only be approved when all relevant conditions of approval have been complied with.

d) Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. 2026/001 REV A, Drawn by: Fabian Manuel, Dated: 2026-06-12 (**Annexure A**).

e) Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw, as illustrated on the site plan, to the satisfaction of the Municipality.

f) The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 22 September 2026, and attached as (**Annexure B**), be complied with to the satisfaction of the said department.

g) Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior approval of any building plans as may be agreed in writing with the Director of Infrastructure Services. (**Annexure B**).

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

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

ii. The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment and the primary use of the property will remain residential and is considered a practical and logical extension of an existing outbuilding.

2.4. **Matters** to be noted:

2.4.1. None

3. You are hereby informed of your **right to appeal Section 15(2) application decisions in terms of Section 79(2)** 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 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za.

4. 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.

5. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

6. An applicant who lodges a Section 79(2) 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.

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. 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.

9. 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

3/11/2026.
DATE

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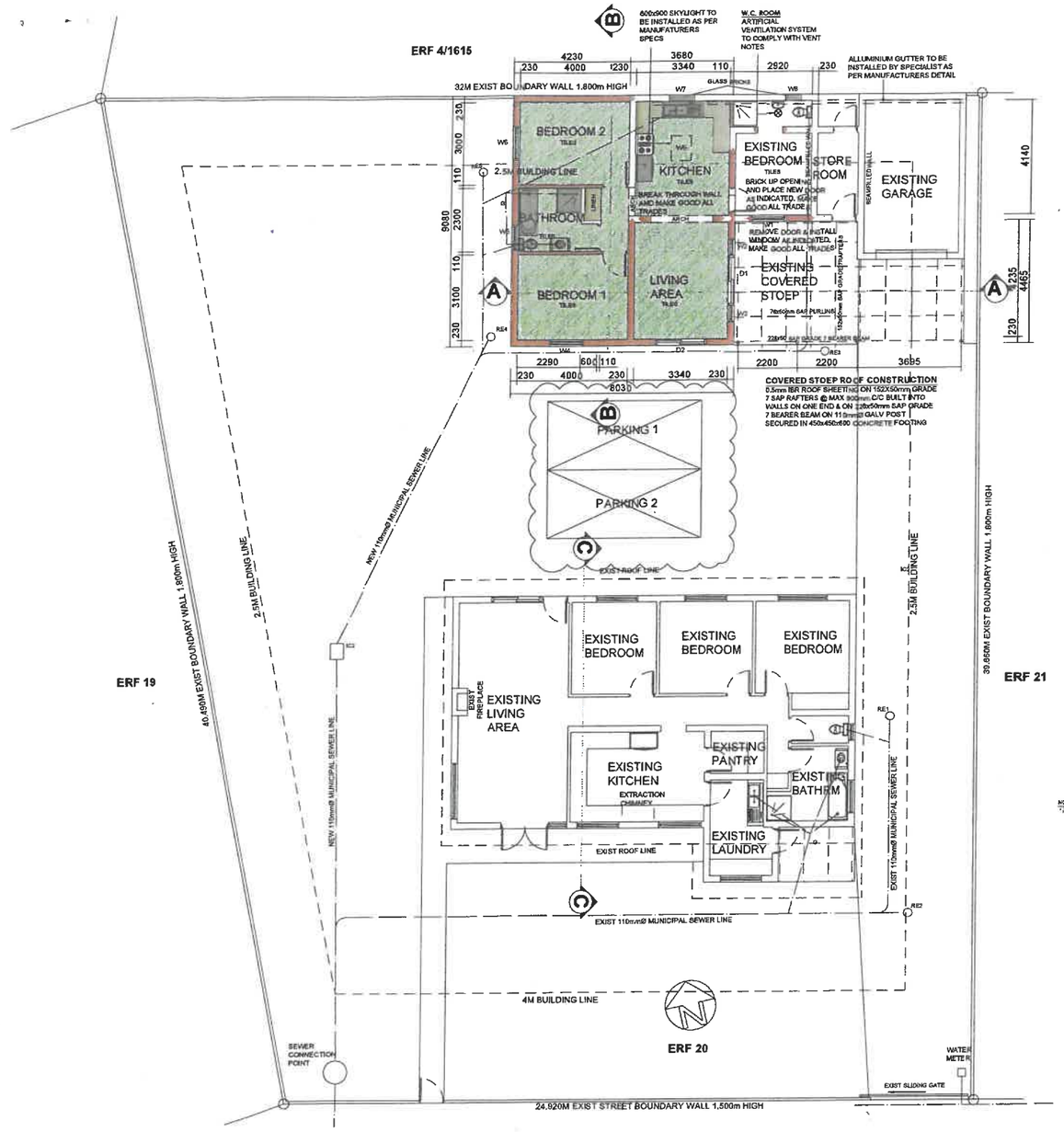
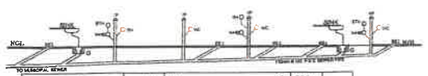
Annexure A:
Building Plan



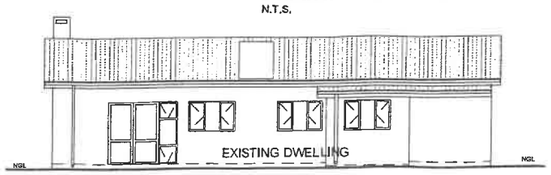
SITE AND FLOOR PLAN
SCALE 1:100



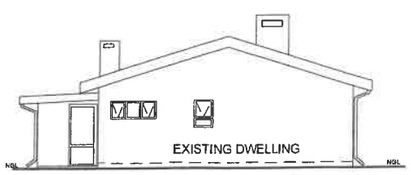
REVISIONS		
DATE	DESCRIPTION	BY
11/08/2026	ADDITIONAL PARKING	PM

COVER LEVEL	10	000	10	000	
INVERT LEVEL	9	550	9	221	
DEPTH		450		779	
DISTANCE		19732			
GRADIENT		1:60			

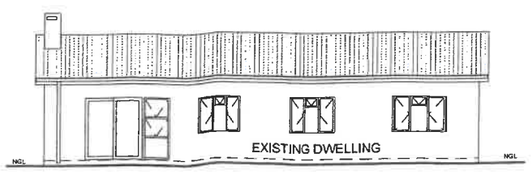
DRAINAGE SECTION
N.T.S.



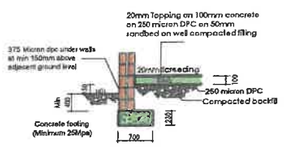
SOUTH ELEVATION
SCALE 1:100



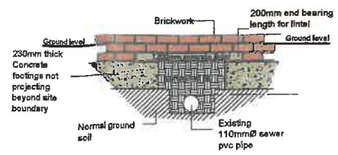
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

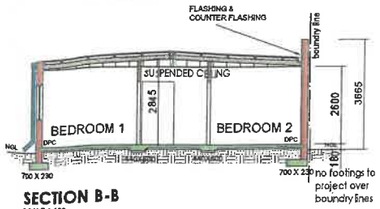


FOOTING DETAILS
NTS

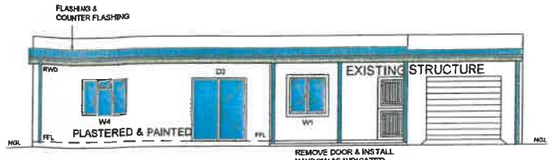


SEWER BRIDGING DETAILS
NTS

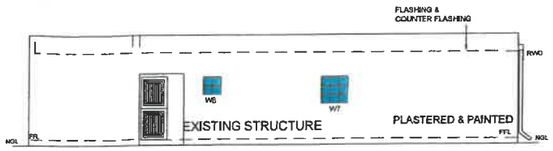
ROOF CONSTRUCTION
0.5mm IBR ROOF SHEETING ON 152X50mm GRADE 7 SAP RAFTERS @ MAX 1000mm C/C BUILT INTO BRICKWORK ON EITHER SIDE & FIXED WITH GALV BRCKETS TO 230x76mm SAP GRAE 7 BEARER BEAM BUILT INTO WALLS ON EITHER SIDE SECURED WITH GALV M/S TRUSS HANGERS BOLTED ONTO WLLS WITH 12mm BOLTS.



SECTION B-B
SCALE 1:100

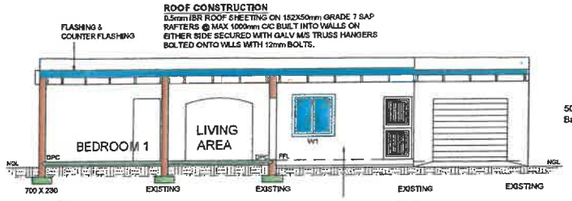


SOUTH ELEVATION OUT-BUILDING
SCALE 1:100

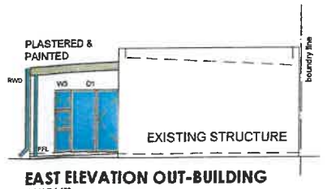


NORTH ELEVATION OUT-BUILDING
SCALE 1:100

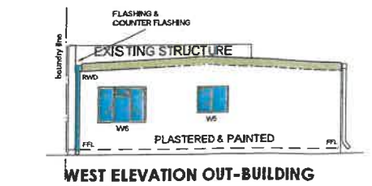
ROOF CONSTRUCTION
0.5mm IBR ROOF SHEETING ON 152X50mm GRADE 7 SAP RAFTERS @ MAX 1000mm C/C BUILT INTO WALLS ON EITHER SIDE SECURED WITH GALV M/S TRUSS HANGERS BOLTED ONTO WLLS WITH 12mm BOLTS.



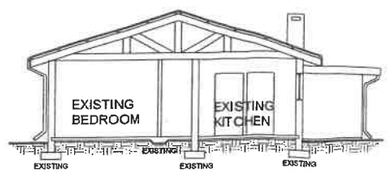
SECTION A-A
SCALE 1:100



EAST ELEVATION OUT-BUILDING
SCALE 1:100



WEST ELEVATION OUT-BUILDING
SCALE 1:100



SECTION C-C
SCALE 1:100



WEST ELEVATION
SCALE 1:100

Foundations
230mm WALLS TO BEAR ON 700 x 230mm CONTINUOUS CONCRETE STRIP FOUNDATION. NO FOUNDATION FOOTINGS TO PROJECT BEYOND SITE BOUNDARY

External Load Bearing Walls
EXTERNAL LOAD BEARING WALLS TO BE 230mm BRICK WALL. 375 MICRON CRANKED DPC TO ALL WALLS. WINDOW AND DOOR SURROUNDS, WEEPHOLES TO EVERY 3RD BRICK COURSE 170MM MIN ABOVE FFL AS WELL AS OVER LINTELS. FOUNDATION PLINTH WALLS TO BE 270mm WITH CAVITY FILLED WITH CONCRETE.

Concrete Surface Bed
FLOOR FINISH ON 30mm CEMENT SCREED ON 100mm MASS CONCRETE SURFACE BED ON 250 MICRON DPM On 50mm SAND BED ON WELL COMPACTED FILLING.

ARTIFICIAL VENTALATION
ARTIFICIAL VENTILATION TO DRAW AIR FROM OTHER ROOM @ A RATE OF 25L PER SEC. PER PERSON. ALL VENTALATION TO DISCHARGE TO OUTSIDE. THE SYSTEM MUST REMAIN ON FOR FOR A PERIOD AFTER THE ROOM HAS BEEN VACATED. THE DUCTING MUST CONSTRUCT OF NON-COMBUSTABLE MATERIALS IN ACCORDANCE WITH SANS 10177-5

FENESTRATION
SECOND DWELLING

NUMBER	SIZE	AREA
W1	1,200m x 1,200m	1.44
W2	0,600m x 2,100m	1.26
W3	0,600m x 2,100m	1.26
W4	1,500m x 1,200m	1.80
W5	0,900m x 0,900m	0.81
W6	1,500m x 1,200m	1.80
W7	0,900m x 0,900m	0.81
W8	0,600m x 0,900m	0.54
D1	1,800m x 2,100m	3.78
D1	1,800m x 2,100m	3.78
TOTAL WINDOW AREA		17.64
NETT FLOOR AREA		69.74
20% OF NETT FL AREA		13.75
17.42m² <17.64m²		
WINDOWS COMPLY		

BOX GUTTER DETAIL
SCALE1:50

CONSTRUCTION NOTES

Renown concrete tiles on 38 x 38mm Battens at 320c/c on 114 x 38mm Pre-fabricated Timber Trusses at 760mm c/c on 114 x 38mm Wallplate. Roof fixing 3 no 16mm bolts to heel joints and splices 1 no 10mm bolts and 4 no 90 x 4mm nails to all other joints 114 x 38mm. Diagonal end bracing nailed to underside of Rafters at each end and in both planes. All Rafters tied to walls with 25 x 2,5mm Galv. m.s Hoop iron built 600mm into Brickwork and spike nailed to all Rafters. 150 micron underlay to underside of tiles when required. All timbers used in construction to be grade 5 S.A.B.S Approved .

ROOF ASSEMBLY	
	R - VALUE
Cement tiles	0.35
Sissalation 410m.s K/W	0.83
135mm Thick Isotherm ceiling insulation	3.38
Gypsum ceiling 6,4mm	0.05
TOTAL R-VALUES	4.61

SPECIFIED ROOF ASSEMBLY & MATERIALS COMPLY WITH SANS 10400 XA-2011 REQUIREMENTS AS THE R-VALUE OF 3.71M.S K/W EXCEEDS THE MINIMUM REQUIRED R-VALUE FOR CLIMATIC ZONE 4 OF 3.71M.S K/W.

INSULATION
CEILING AND INSULATION IN ACCORDANCE WITH NBR PART 'T' AND PART 'L'.
ROOF IN ACCORDANCE WITH NBR PART 'L'
WALLS IN ACCORDANCE WITH NBR PART 'K'

RAINWATER (SANS 10400, PART R)
APPROVED 115mm UPVC GUTTERS FIXED TO 228X32 SAP FASCIA AND 75MM DIAMETER DOWNPIPES. ALL WATER TO BE TAKEN FROM FOUNDATIONS.

STORMWATER (SANS 10400, PART R)
STORMWATER DOWNPIPES TO ROUTED WITH PRE CAST CONCRETE WATER CHANNELS TO ROAD STORMWATER SYSTEM. PIPES UNDER THE BUILDING TO BE CASTED WITH CONCRETE.

WALLS
ALL 230MM BRICKS WALLS TO BE BRICKFORCE TO NHBRC REQUIREMENTS.
ALL WALL TO BE TIED WITH BRICKFORCE EVERY 4 COURSES TO NHBRC REQUIREMENTS.
D.P.C. TO BE PROVIDED UNDER THE WALLS.

LINTELS
PRE CAST PRE STRESSED CONCRETE LINTELS OVER ALL OPENINGS WITH A MINIMUM BEARING OF 230MM ON BOTH SIDES.

GLAZING
GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

DRAINAGE (SANS 10400, PART P)
110MM UPVC DRAINPIPE CONNECTED TO EXISTING SEWER. MIN FALL OF 1:60. MIN INVERT LEVEL OF 450MM.

FLOORS (SANS 10400, PART L)
20MM SCREED ON 100MM CONCRETE SLAB (1:3:6) ON 250 MICRON D.P.C ON WELL COMPACTED FILL.

AREA SCHEDULE	
	AREA (m²)
ERF	1132.00m²
EXISTING MAIN HOUSE	124.06m²
EXISTING OUT-BUILDING	61.29m²
ADDITIONS TO OUT-BUILDING	49.31m²
TOTAL COVERED AREA	234.66m²
PERCENTAGE COVERAGE	20.72%

CLIENT:
HOUSE SOLOMANS
8 ANGELIER STREET
WEMMERDHOEK
FRANSCHHOEK

ERF: 20 **CLIENT SIGNATURE**

Project:
PROPOSED ADDIDTIONS & ALTERATION ON ERF 20

Drawn by: F MANUEL
Date: 2026-06-12
Drawing: MUNICIPAL SUBMISSION REV C
Scale@ A1: 1:100
PLAN Nr. 2026/001 REV A
CHECKED BY RCS
ARCHITECT SIGNATURE

[redacted]

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Annexure B:
Comments received from Internal Departments: (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:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Ilze Fillies**
Date ▫ Datum:	**22 September 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3179**
Town Planning Ref:	**TP1596/2025**
Re ▫ Insake:	**Erf 20, Wemmershoek: 1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a consent use to exceed the threshold of an additional use to allow for the extension of the existing outbuilding, which will constitute a second dwelling unit on Erf 20, Wemmershhoek.2. An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a departure to relax the common building line (adjacent to farm 1615/4) from 2.5m to 0m to accommodate the proposed second dwelling unit on the property.**

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

1. Water

1.1 The proposed development must utilize the existing municipal water connection point. No additional water connection points will be allowed

2. Sewer

2.1 The proposed development must utilize the existing municipal sewer connection point. No additional sewer connection points will be allowed.

3. Roads

3.1 Only one vehicle access point to the property will be permitted.

4. Development Charges (DCs)

4.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

4.2 The appropriate DC's are payable before building plan approval.

4.3 The DC's were calculated by using the 2026/2027 tariff structure. If DC's are paid after 30 June 2027 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

IFILLIES

Ilze Fillies
Principal Technician: Development (Infrastructure Services)
N:\2.0 DEVELOPMENT\01 Land Use applications\3179 (IF) Erf 20 Wemmershoek (TP1596-2025)\3179 () Erf 20 Wemmershoek (TP1596-2025).doc

Franschhoek

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Less Formal Residential	du					1		1	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
Residential	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Sport Courts	court							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	Roads and Parking	ha							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
Deduct	Charges adjusted for positive only, before Deductions	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
Deduct	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
Deduct	Discount Deduction (%) Percentage:	R -	R -	R -	R -	R -	R -	R -	R -
Deduct	Additional Deduction per service - from Service Agreement (sum)	R -	R -	R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
Totals	VAT	R 2 262,99	R 2 464,04	R 460,82	R 662,78	R 3 284,55	R 9 135,19	R 2 613,95	R 11 749,13
Totals	Total Development Charges	R 17 349,57	R 18 890,97	R 3 532,99	R 5 081,35	R 25 181,55	R 70 036,43	R 20 040,25	R 90 076,68

Stellenbosch Municipality

Development Charge Calculation (2026/27)

APPLICATION INFORMATION	
Application Number:	3179 (IF) Erf 20 Wemmershoek (TP1596-2025)
Development Name:	
Date:	22 September 2026
Financial Year:	2026/27
Erf Location (Select from 7 Locations):	Franschhoek
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 20
DC Parameters Reference:	Proposed additions and alterations erf 20 by F Manuel Plan no 2026/001 REV A dated 20260612

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	0,45	0,4	0,018	0,04	2,5		4	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,45	0,40	0,01800	0,040	2,5		4	
Charges before adjusting for positive only, before Deductions	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
Charges adjusted for positive only, before Deductions	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 15 086,59	R 16 426,93	R 3 072,17	R 4 418,56	R 21 897,00	R 60 901,25	R 17 426,30	R 78 327,55
VAT:	R 2 262,99	R 2 464,04	R 460,82	R 662,78	R 3 284,55	R 9 135,19	R 2 613,95	R 11 749,13
Total Development Charges Payable (including VAT):	R 17 349,57	R 18 890,97	R 3 532,99	R 5 081,35	R 25 181,55	R 70 036,43	R 20 040,25	R 90 076,68

APPLICANT INFORMATION	
Application Processed by:	Ilze Fillies
Signature:	Estimate only
Notes:	