



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18503) TP1007/2024

Our File Reference Number: Farm 510/37, 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 PERMANENT DEPARTURE AND CONSENT USE ON FARM 510/37, 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 applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Farm 510/37, Stellenbosch Division 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 construction of the proposed second dwelling unit.
 - ii. A **Permanent departure** in terms of Section 15(2)(b) of the said bylaw to relax the following building lines:
 - a) The street building lines from 4m to 2.75m and the common building lines from 2.5m to 1.75m (adjacent to Erf 546) 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 be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- d. Building plans be generally in accordance with the site plan/floor layout plan as referenced in Drawing number: HVDR-JTWN142309230-1 Drawn by: Robert Cupido, Architectural Designs, dated: 24.09.2025 and attached as **(Annexure B)**.
- 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 of Infrastructure Services, contained in the memorandum dated 18 November 2025, and Attached as **(Annexure C)** 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 to approval of any building plans, or as may be agreed on in writing with the Director of Infrastructure Services.

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 proposal will not be detrimental to the existing streetscape; it will increase the of value properties within the surrounding area.

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

27/3/2026.
DATE

Total number of
Rooms on the property
(Main & second dwelling = 8 rooms)

Farm 510/37

Err. 571

Err. 545

Err. 510/37 (572)
11,345 sqm

Err. 592

Err. 546

Err. 591

Err. 604

SITE & ROOF PLAN
SCALE 1:100

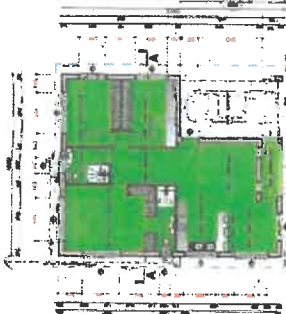
NOTE:
NO BUILDING WORK MAY
ENCROACH THE MUNICIPAL
SEWER LINE & NO BUILDING
WORK ALLOWED WITHIN THE
MUNICIPAL SERVICE AREA

EXISTING MAIN DWELLING
(Three / 3 bedrooms)

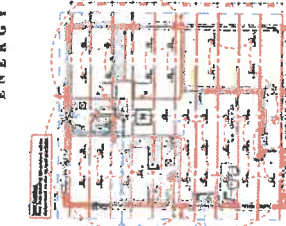
EXISTING TEMPORARY STORE

EXISTING NEGROUS DWELLING

WHITEHEART STREET



GROUND FLOOR PLAN
Scale 1:100



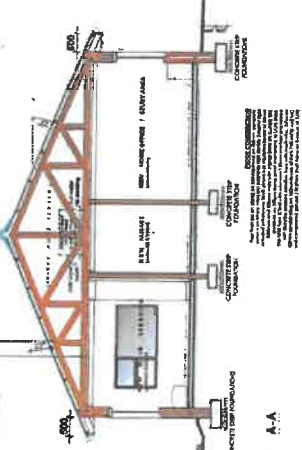
PROPOSED DWELLING
Scale 1:100

PROPOSED DWELLING
Scale 1:100

Room	Area (sqm)	Volume (m³)	Notes
Living Room	15.0	15.0	
Dining Room	10.0	10.0	
Kitchen	8.0	8.0	
Bedroom	12.0	12.0	
Bathroom	5.0	5.0	
Garage	20.0	20.0	
Veranda	10.0	10.0	
Staircase	2.0	2.0	
W.C.	1.0	1.0	
Shed	10.0	10.0	
Pool	10.0	10.0	
Deck	5.0	5.0	
Pathways	5.0	5.0	
Other	5.0	5.0	
TOTAL	113.0	113.0	

X-A CALCULATIONS
Scale 1:100

PROPOSED DWELLING
Scale 1:100



SECTION A-A
SCALE 1:50

Room	Area (sqm)	Volume (m³)	Notes
Living Room	15.0	15.0	
Dining Room	10.0	10.0	
Kitchen	8.0	8.0	
Bedroom	12.0	12.0	
Bathroom	5.0	5.0	
Garage	20.0	20.0	
Veranda	10.0	10.0	
Staircase	2.0	2.0	
W.C.	1.0	1.0	
Shed	10.0	10.0	
Pool	10.0	10.0	
Deck	5.0	5.0	
Pathways	5.0	5.0	
Other	5.0	5.0	
TOTAL	113.0	113.0	

ENERGY CONSUMPTION CALCULATIONS
(The owner is responsible for this)

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ENERGY CONSUMPTION CALCULATIONS
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Annexure C:

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:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Siyasanga Zweni
Date ▫ Datum:	18 November 2025
Our Ref ▫ Ons Verw:	Civil LU 2967
Town Planning Ref:	LU/18503 – TP1007/2024
Re ▫ Insake:	Farm 510/37, Jamestown: 1) Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law 2023, for a departure to relax the street building line from 5m to 2.753 and both common buildings from 5m to 1.7m to 3.6m (adjacent to Erf 546 and Erf 591) respectively to accommodate the proposed second dwelling unit on Farm 510/37, Jamestown. 2) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law 2023 for a consent use to exceed the threshold of additional use to allow for the construction of the proposed second dwelling unit on Farm 510/37, Jamestown.

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

- 1. Civil Engineering services**
- 1.1 Only one municipal water and one sewer connection shall be permitted for the erf. The second dwelling unit must utilize the existing water and sewer connections of the primary dwelling, and no additional connections will be allowed.

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- 1.2 No permanent or temporary structure may be constructed directly above any municipal infrastructure.
- 1.3 No structure may be erected on any registered servitude.

S. Zweni

Siyasanga Zweni

Technician: Development (Infrastructure Services)

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