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 = 5 rooms)

SITE & ROOF PLAN

SCALE 1:100

Farm 510 / 37

Erf. 571

Erf. 545

Erf. 592

Erf. 546
owner(s) name:
date:
owners' signature:

Erf. 591
owner(s) name:
date:
owners' signature:

Erf. 604
owner(s) name:
date:
owners' signature:

ERF. 510/37 (572)
(1 369 sqm)

EXISTING MAIN DWELLING
(Three / 3 bedrooms)

EXISTING NEIGHBORS DWELLING

EXISTING NEIGHBORS DWELLING

EXISTING TEMPORARY STORE

EXISTING TEMPORARY STORE

NEW PROPOSED SECOND DWELLING

existing boolyard

NOTE: Proposed new building work should NOT exceed any boundary line

NOTE: DWELLING TO BE 150mm Higher than street level

REMARK: NO BUILDING WORK COVER MAIN. SEWER LINE

NOTE: PLUMBER: New sewer line to be flexible (transverse) to existing sewer line

NB! NOTE:
NO BUILDING WORK MAY ENCROACH THE MUNICIPAL SEWER LINE & NO BUILDING WORK ALLOWED WITHIN THE MUNICIPAL SERVITUDE AREA

12500

46930

Existing Municipal Sewer line

WEBERSVALLEI

WHITEHEART STREET

ENERGY CONSUMPTION CALCULATIONS

(For water & Electrical calculations)

GROUND FLOOR PLAN

GROUND FLOOR PLAN

TRUSS & RAFTER LAYOUT LEGEND

ELECTRICAL LIGHTING LEGEND

PROPOSED DWELLING

X-A CALCULATIONS

SECTION A-A

SCALE 1:50

EXISTING DWELLING

SOUTH - WEST ELEVATION

NORTH - EAST ELEVATION

SOUTH - EAST ELEVATION

R-VALUE OF ROOF CALCULATION:

CLIMATIC ZONE:	4	MIN. REQUIRED TOTAL R-VALUE:	3.7m²K/W
ROOF ASSEMBLY:			
COMPONENT:			R-VALUE(m²K/W)
			0.56 m²K/W
			1.20 m²K/W
			0.27 m²K/W
			0.00 m²K/W
			0.04 m²K/W
TOTAL R-VALUE PROVIDED:			2.51 m²K/W

R-VALUE OF FLOOR CALCULATION:

CLIMATIC ZONE:	4	MIN. REQUIRED TOTAL R-VALUE:	1.0m²K/W
FLOOR CONSTRUCTION:			
COMPONENT:			R-VALUE(m²K/W)
50mm screed			1.36 m²K/W
TOTAL R-VALUE PROVIDED:			1.36 m²K/W

BUILDING CLASSIFICATION AND AREA TABLE

OCCUPANCY CLASSIFICATION: DWELLING HOUSE
OCCUPANCY CODE: H4

AREA SUMMARY

EXISTING HOUSE	-	284.0 m²
EXISTING TEMP. STORE 1	-	106.5 m²
EXISTING TEMP. STORE 2	-	101.6 m²
TOTAL EXISTING	=	494.3 m²
NEW SECOND DWELLING	-	106.2 m²
NEW COVERED STOEP	-	4.0 m²
NEW CARPORT	-	21.9 m²
TOTAL NEW	=	131.1 m²
NEW SWIMMING POOL & JACUZZI	-	0.0 m²
NEW ROOF/STEPS/CLADDING WALLS	-	0.0 m²
TOTAL HOUSE	=	

COVERAGE:
TOTAL COVERED AREA: 625.3m²
SITE AREA: 1369.0m²
Total: 45.7%

GENERAL NOTES:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details in preference to small scale drawings.
3. All work to be done in strict accordance with the National Building Regulations SANS 10400 and all requirements of Local Bylaws and Local Authorities concerned or its enforced by.
4. Natural light and ventilation area of all openings to accordance of less area and LIVE USED PARTS natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
   - ALL GLAZING SHALL COMPLY TO THE REQUIREMENTS OF SANS 10137 & LIVE USED PART H.
   - ALL WINDOWS LOWER THAN 800mm FROM FLOOR MUST BE FITTED WITH SAFETY GLASS.
5. All pipe work to be kept from walls at a height of less than 300mm from finished floor and to be done safely given.
   - ALL GLAZING MUST COMPLY TO THE REQUIREMENTS OF SANS 10137 & SANS 10400 PART N.
   - ALL WINDOWS LOWER THAN 800mm FROM FLOOR MUST BE FITTED WITH SAFETY GLASS.
6. All cavities below floor level to be filled with concrete and caps / ties to be floated
7. NOTE: Drawings remain the property of these drawings is ONLY responsible for the drawing of the architectural Technologists & forms the approved Plans of the Local Authority/Municipality & will NOT be held liable when Architectural forms a registered registered & qualified CONTRACTOR/Builder deviates from APPROVED building plan (s) complying with SANS 10400 & The National building Regulations) application drawn by GAW Architecture in association with SCALA. NOTE: Only person/designer of these plans will NOT be responsible for building Protection (if applicable) By local authority/ building inspector & establishment must be made by registered owner of property to Appointed contractor of Local authority

Proposed
SECOND DWELLING
on Farm 510 (portion 37),
#707 Webersvallei Road,
Jamestown,
- Stellenbosch -

SITE & ROOF PLAN
GROUND FLOOR PLAN
ELEVATIONS
SECTION A-A
KA & ENERGY EFFICIENCY CALCULATION
WINDOW & DOOR SCHEDULE
COVERAGE CALCULATIONS

AS SHOWN
24.09.2025
RC
RC

FOR COUNCIL
(Formatted Drawing)

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

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.

KTitus

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)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2967 (SZ) Farm 510-37 Jamestown (LU-18503 TP1007-2024)\2967 (SZ) Farm 510-37 Jamestown (LU-18503 TP1007-2024).doc

KTitus