



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1254/2025

Our File Reference Number: Erf 580, Jamestown

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR A CONSENT USE AND DEPARTURE: ERF 580, 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 applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 580, Jamestown for:
 - 2.1.1 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.
 - 2.1.2 A Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the following building lines:
 - 2.1.2.1 The street building lines from 4m to 1.1m & 1.6m to accommodate the proposed new dwelling house.
 - 2.1.2.2 The common building lines from 2.5m to 1m (adjacent to Erf 579) to accommodate the proposed main dwelling unit and the second dwelling unit.
 - 2.1.3 A Permanent departure in terms of Section 15(2)(b) of the said bylaw to increase the number of storey from 2 storeys to 3 storeys to allow the basement storey to be habitable.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 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.
 - 3.2 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.
 - 3.3 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.
 - 3.4 Building plans be generally in accordance with the site plan/floor layout plan and elevation plans as referenced Drawing number: LAI1100, LAI2100I1,0, LAI2100I0, Drawing number: LAI2100I2, LAI2100I3 & Drawing number: A,B,1,2,3,4 Drawn by: Rikus Engelbrecht RRARK WORKS, Dated: 2025/05/21 and attached as (Annexure B).
 - 3.5 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.
4. **The reasons for the above decision are as follows:**
 - 4.1 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.
 - 4.2 The proposal will not be detrimental to the existing streetscape; it will increase the value of properties within the surrounding area.
5. **Matters to be noted:**
 - 5.1 All electrical requirements should be directed to Eskom
6. 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.

7. 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.
8. **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**
9. 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.
10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

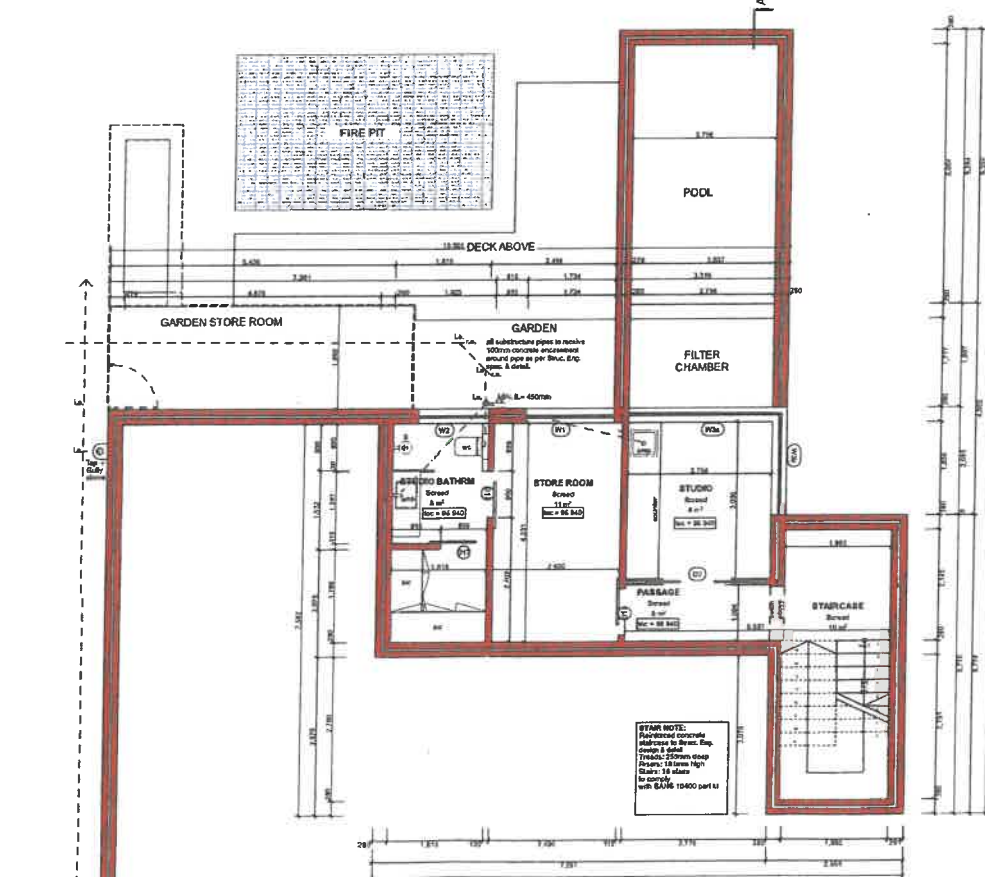
27/3/2026.
DATE:



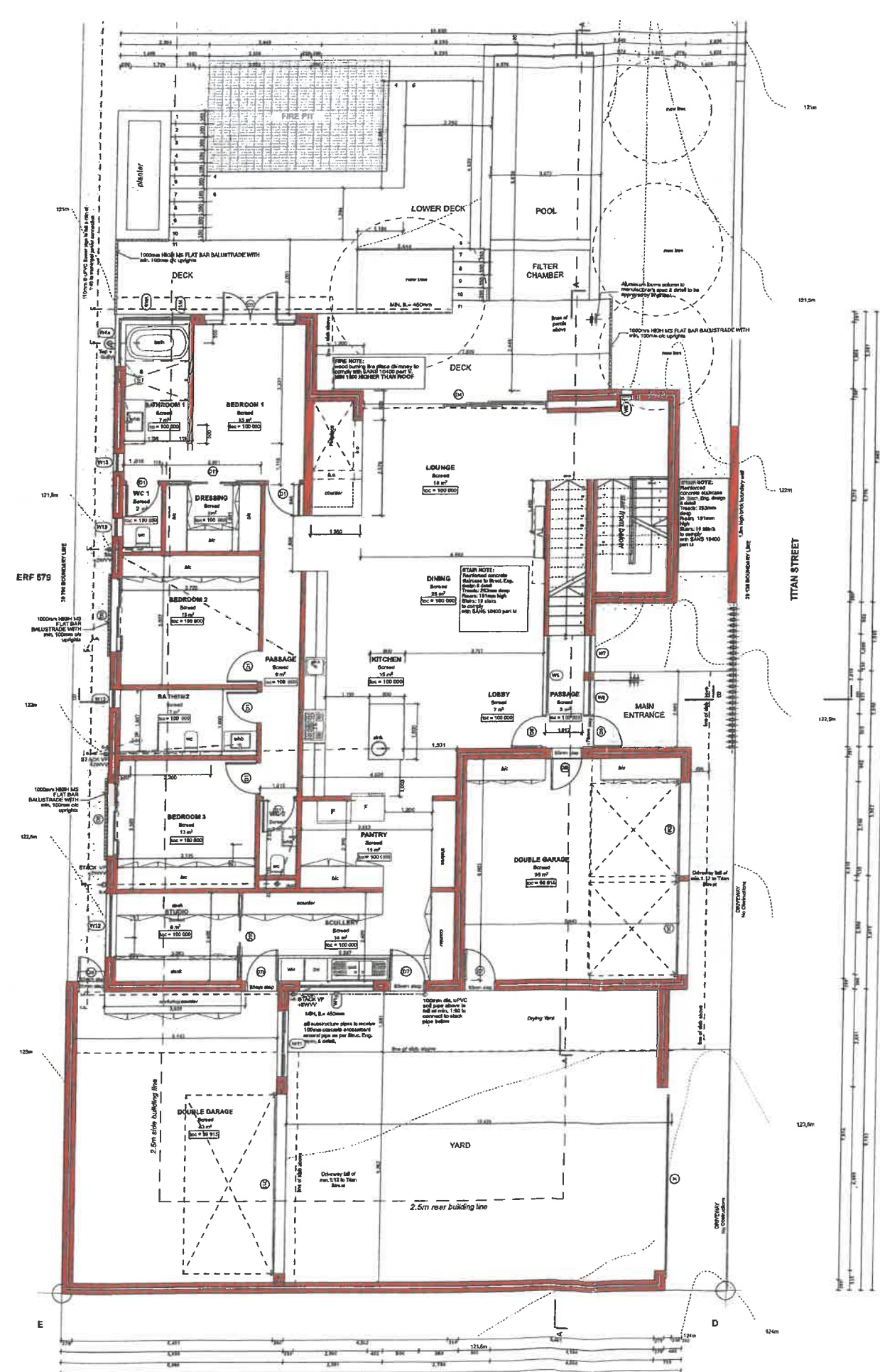
SITE PLAN
SCALE 1:200

AREA SCHEDULE:

Site Area	= 798.28 m ²
Covered	= 38.81 m ²
Actual Coverage	= 284.88 m ²
FAR	= 0.173
Actual FAR	= 0.451
Maximum Floor Area	= 245.88 m ²
Ground Floor Area	= 245.88 m ²
First Floor Area	= 245.88 m ²
Basement Area	= 245.88 m ²
Subtotal	= 643.54 m ²
Site Total Area	= 798.28 m ²



BASEMENT FLOOR PLAN
SCALE 1:50



GROUND FLOOR PLAN
SCALE 1:50

NOTES:

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.S. 1000 AND LOCAL AUTHORITY REGULATIONS.
- THE DRAWING IS NOT TO BE SCALE.
- ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

CLIENT:

Date:

Architect:

Date:

Engineer:

Date:

PROJECT:
HOUSE VAN BERKEL
NEW RESIDENCE
ADDRESS: 210001
DATE: 09/07/2020

PROJECT FILED:
210001 Site Plan, Basement Floor Plan, Ground Floor Plan & Area Schedule

BUILDING CLASSIFICATION:
144

CLIMATIC ZONE:
Zone 2

RESPONSIBLE PERSON:
DATE: 20/07/2020

APPROVED:

FOR COUNCIL SUBMISSION

SCALE:
1:200, 1:50, 1:100

SHEET NO.:
10

PROJECT NO.:
580_24

DRAWING NUMBER:
LA1100, LA21001, & LA321000

REVISION:
A

