STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1447/2025
Our File Reference Number: Erf 599, Jamestown
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 ON ERF 599, JAMESTOWN

1. The above application refers.

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

2.1 The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 for a permanent departure to permit the following on Erf 599 Jamestown:

a) To relax the street boundary wall permeability requirement from 50% to 0% (Pajaro Avenue).
b) To relax the street boundary wall height from 1.8m to 2.1m (Pajaro Avenue)
c) To obtain permission to construct a vibracrete boundary wall along the street boundary (Pajaro Avenue)

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 said Bylaw:

i. The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

ii. The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. HT/25/05/015 A1 (Site Plan, Floor Plans, Elevations & section), drawn by R. Cupido for RCAD Services dated May 2025, attached as **Annexure A.**

iii. Building plans for all new structures and for all changes of use in the existing buildings 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

iv. A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification of decision coming into operation and prior to the approval of any building plans

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

a) The proposed departures are not expected to have a significant impact on the streetscape. The proposal is consistent with the boundary wall patterns within the area with properties adjoining the property consisting of vibracrete walls on the street and further along White Heart Street vibracrete wall are observed from the street.
b) The boundary wall provides screening and privacy for outdoor living space for the property owner.
c) The proposed additions are consistent with the form of neighbouring properties, and the overall effect of the departures is not expected to negatively impact the surrounding land uses.

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.

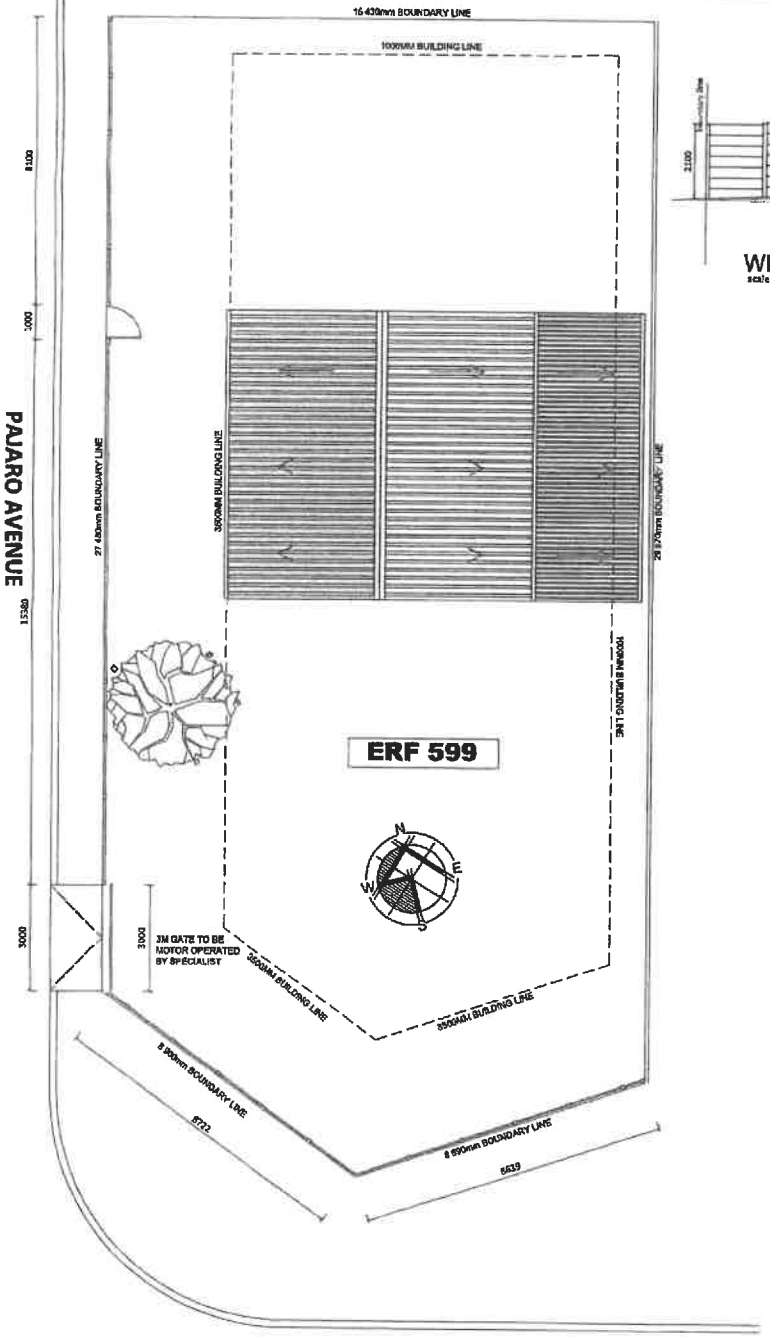
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

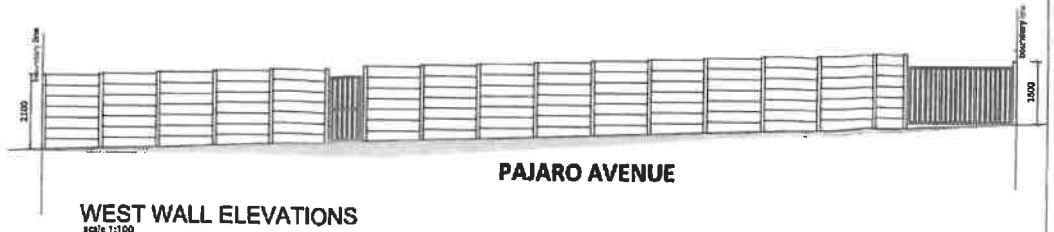
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

25/08/2026

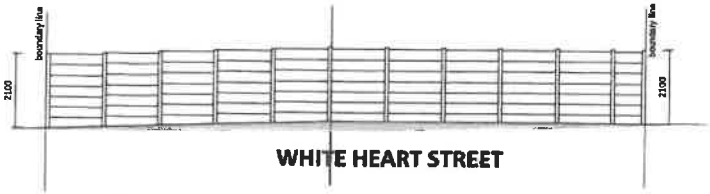
DATE



SITE/ ROOF LAYOUT PLAN
scale 1:100



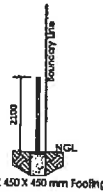
WEST WALL ELEVATIONS
scale 1:100



SOUTH WALL ELEVATIONS
scale 1:100

VIBRACRETE WALL NOTES:

1. PRECAST CONCRETE PANEL FENCING (VIBRACRETE) TO BE ERECTED ALONG SPECIFIED PROPERTY BOUNDARIES.
2. WALL HEIGHT NOT TO EXCEED 2.1m ABOVE NATURAL GROUND LEVEL WITHOUT STRUCTURAL ENGINEER'S CERTIFICATION.
3. POSTS TO BE SPACED AT ±1.5m CENTRES AND FOUNDED IN MIN. 450mm x 450mm x 400mm DEEP CONCRETE FOOTINGS (15-20MPa).
4. ALL POSTS TO BE SET VERTICALLY PLUMB AND PANELS TO BE INTERLOCKED SECURELY BETWEEN POSTS.
5. CONCRETE STRENGTH FOR PANELS AND POSTS TO BE MIN. 25MPa.
6. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SANS 10400.
7. WALL TO BE CONSTRUCTED ENTIRELY WITHIN THE PROPERTY BOUNDARY – NO ENCROACHMENT ALLOWED.
8. FINISH TO BE NATURAL GREY OR PAINTED AS SPECIFIED BY OWNER. MAINTENANCE TO BE THE RESPONSIBILITY OF THE OWNER.
9. DRAINAGE TO BE CONSIDERED – GROUND TO FALL AWAY FROM WALL. WEEPHOLES TO BE PROVIDED IF NECESSARY.
10. NO TREES, POOLS, OR STRUCTURES TO BE POSITIONED CLOSE TO THE WALL WITHOUT ENGINEER'S APPROVAL.



VIBRACRETE WALLS DETAIL
scale 1:100

1. COPYRIGHT RESERVED BY THE ARCHITECTS.
2. ALL INFORMATION ON THE PLAN MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION BEFORE ANY BUILDING WORK COMMENCES.
3. DRAWINGS MUST NOT BE SCALED.
4. ALL WORK AND QUALITY OF MATERIALS MUST COMPLY WITH SANS 10400 AND ALL OTHER APPROPRIATE AUTHORITIES.
5. QUALITY OF WORKMANSHIP MUST BE STRICTLY IN ACCORDANCE WITH TH SANS BUILDING STANDARDS AND RELEVANT CONSTRUCTION INSTITUTES
6. FOUNDATION EXCAVATION MUST BE TREATED WITH APPROVED POISON WITH A 10 YEAR GUARANTEE AND MUST BE APPLIED AS INDICATED ACCORDING TO BUILDING STANDARDS
7. CONCRETE FOUNDATION, SURFACE BED AND PAVING MUST COMPLY WITH SANS 10400 AS WELL AS ENGINEERS PLANS AND SPECIFICATIONS.
8. WHERE ANY SURFACE DIFFERENCES IN STRIP FOUNDATIONS OCCUR THE HIGHEST SECTION MUST BE EXTENDED OVER THE LOWEST FOR A DISTANCE AS THICK AS THE FOUNDATION.
9. FOUNDATION EXCAVATION FOR OUTSIDE BRICK WALLS MUST NOT BE LESS THAN 400MM UNDER THE SURFACE OF THE ADJOINING FINISHED GROUND LEVEL.
10. 375 MICRON D.P.C. MUST BE PROVIDED IN ALL WALLS AS INDICATED.
11. CORRECT WIDTH BRICKFORCE MUST BE PROVIDED IN EACH FIFTH COURSE IN ALL BRICK WALLS, EXCEPT WHERE SHOWN OTHERWISE
12. ALL BRICK WORK IN STRETCHER BOND EXCEPT WHERE SHOWN OTHERWISE 1. BRICK WORK IN STRETCHER BOND EXCEPT WHERE SHOWN OTHERWISE.
13. ALL DRAIN PIPE EXCAVATIONS MUST BE TREATED WITH TERMITE POISON FOR 1500MM FROM ANY BUILDING
14. ALL GLAZING MUST BE ACCORDING THE SANS 10137 AND SANS 10400 PART N – ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500MM FROM FLOOR , WINDOWS LOWER THEN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH AT EYE LEVEL
15. ALL DRAIN PIPE WORKS AND MATERIAL MUST BE ACCORDING TO NBR REQUIREMENTS
16. ELECTRICAL INSTALLATIONS MUST BE STRICTLY ACCORDING TO APPROPRIATE REGULATIONS.
17. ALL TIMBER ROOF TRUSSES MUST BE TREATED WITH TERMITE RESISTANT SUBSTANCE OR SIMILAR APPROVED.
18. WALL TIES SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY DISTRIBUTED PATTERN AT A RATE OF NOT LESS THAN 5 TIES PER SQ METER OF FACE AREA WHERE THE CAVITY IS MORE THAN 75MM IN WIDTH.
19. ALL EXTERNAL WALLS TO BE 230 MM CAVITY WALLS WITH 50MM SPACING.
20. PROVIDE WALL TIES 3 /SQM AND BRICKFORCE EVERY 3 COURSES.
21. PROVIDE WEEPHOLES EVERY 6 BRICK COURSES.
22. ALL PARAPET WALLS TO BE WATERPROOFED WITH BANDAGE FLASHING AND ACRYLIC SEALED.
23. LOWER LIP OF DPC TO BE 150MM FROM FGL AND CAVITY BELOW FILLED WITH CONCRETE
24. ALL INTERNAL AND EXTERNAL WALL OPENINGS LESS THEN 5M TO RECIEVE A PRE CAST CONCRETE LINTOL
25. ALL INTERNAL WALLS TO RECIEVE A 600X200MM CONCRETE SLAB THICKENING

RCAD SERVICES
ST 2131
64 JAKARANDA STREET CELL: 0823817759
STRATFORD
EERSTERIVER
CAPE TOWN
7100

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO = CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONSAND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES = FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS = REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS

HOT WATER DEMAND

REV.	DATE	DESCRIPTION

PROPOSED NEW VIBRACRETE WALLS TO ERF 599 JAMESTOWN , STELLENBOSCH

Client: [redacted]

COVERAGE CALCULATIONS	AREA
SITE AREA	475.00 m²
EXISTING DWELLING	85.00 m²
GROUND FLOOR	
EXISTING CARPORT	22.00 m²
NEW VIBRACRETE WALLS	45.07m x 2.1m
NEW TOTAL FOOTPRINT	67.00 m²
TOTAL COVERAGE	18.15%

Approved by:

Drawing Title:
COUNCIL SUBMISSION

Scale	Sheet
1:100	1 of 1
Drawn by: D.Benjamin	Checked by: R. Cupido
Date: MAY 2025	
Sheet No. HT/25/05/01.S A1	Revision: 1