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Application Number: LU/18597
Our File Reference Number: Erf 1130, 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 CONSENT USE: ERF 1130, JAMESTOWN

1. The above application refers.

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

   2.1 Application for Consent Use in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 to permit a house shop on Erf 1130, Jamestown.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

   3.1 The approval only applies to the proposed house shop 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 The house shop, including storage, (conversion of an existing garage) be limited to ±16m² as indicated on the site plan / floor layout plan with reference number: Drawing No. 03/07- 2025, Sht.1of 2 and Sht.2 of 2 drawn by C. Jansen, dated 05-12-2025, as attached as **Annexure A**.

3.4 Any new structure or alteration to the property be compatible with the residential character of the area, particularly about the streetscape, and must be capable of reverting to be used as part of the dwelling house.

3.5 The residential character of the façade of the dwelling house shall be retained to the satisfaction of the Municipality.

3.6 No more than 3 persons, including the owner of the dwelling or residing family member, be employed in the house shop.

3.7 No gambling, video games, pool and pinball tables be permitted in the house shop.

3.8 The operation of the house shop is subject to the provisions and requirements of the Spaza Shop Bylaw, 2026.

3.9 The conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 12 December 2025, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.10 Building plan be submitted for all changes of use in the existing buildings and which building plan be approved and related occupancy certificates be issued.

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

4.1 The proposed house shop will serve the surrounding community by selling essential goods and it will mainly be accessed by people walking to the shop.

4.2 The house shop is compatible with the residential character of the area.

4.3 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.

4.4 The scale and nature of the proposed house shop will not compromise the existing character of the surrounding residential area.

5. **Matters to be noted**:

5.1 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

5.2 The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of

the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

5.3 Should the premises be used for a category of business which is required to be licensed in terms of the Business Act, No. 71 of 1991 i.e. sale and supply of meals, health and entertainment, etc, then application must be made for the relevant business license.

5.4 Should food be prepared or handled, then application must also be made in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability for food premises in terms Regulation 638 of 22 June 2018 promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972. These requirements come into effect once the Municipality has approved the land use application.

5.5 The authorised official of the Municipality will, after due process, exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property, should the following be the case:

a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

b) The operational use be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

c) The property be used for any unauthorised uses not permitted in terms of this approval.

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

12/10/2026.
DATE

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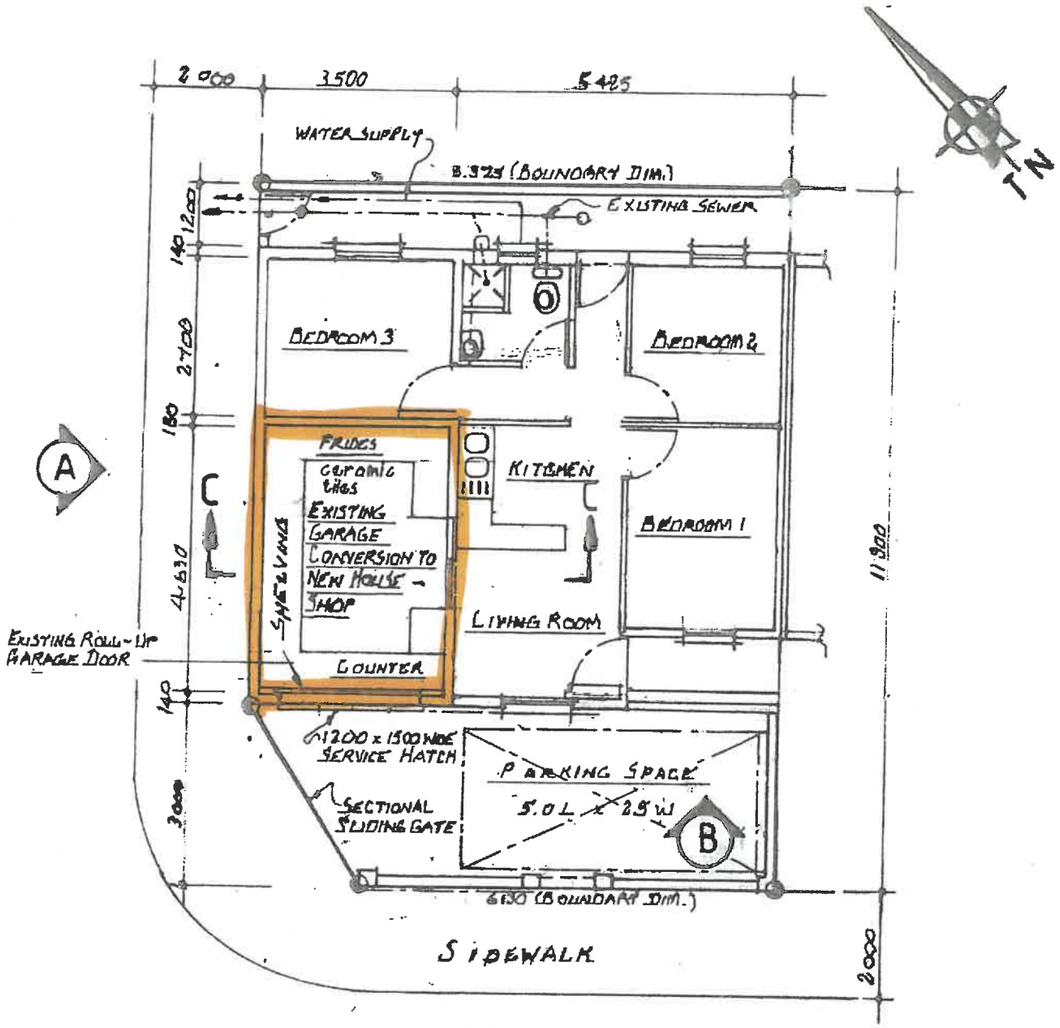
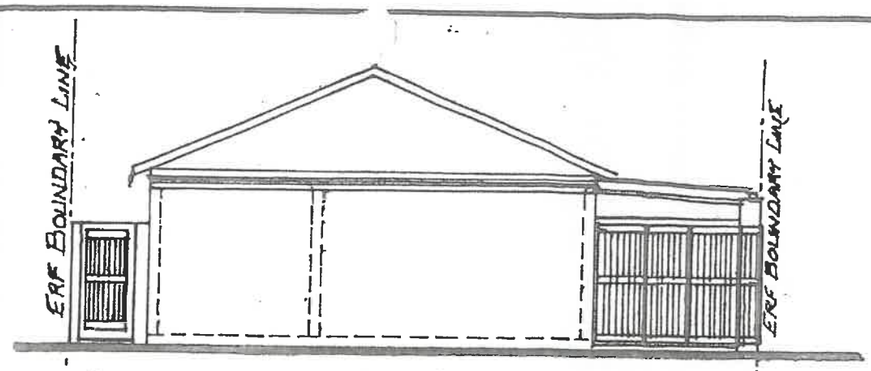
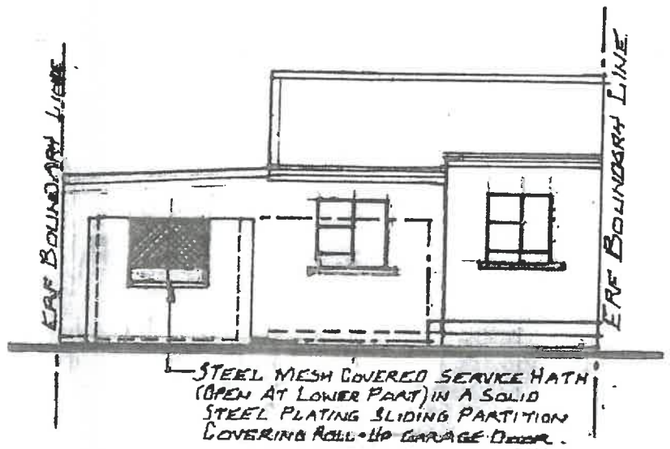
Annexure A:
Site Plan



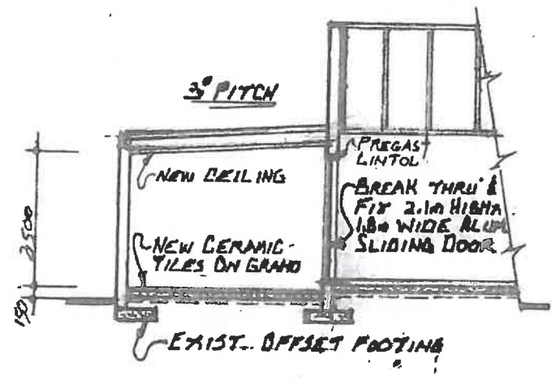
22 SNEEUBERG STREET
SITE & GROUNDFLOOR PLAN



STREET ELEVATION ON (A)



FRONT ELEVATION ON (B)



SECTION C-C

NOTE :-
SEE SHT. 2 OF 2 FOR NOTES ON CEILING INSTALLATION IN HOUSE SHOP.

PROPOSED CONVERSION OF EXISTING GARAGE TO NEW HOUSE SHOP ON ERF JT 1130, SNEEUBERG ST. JAMESTOWN		
Owner :- E.A. Braaf	S.A.C.A.P. Reg. № D0757	
Date :- 05-12-2025		
Scale :- 1:100	Drwg. № 03/07-2025	Sht. 1 of 2
Drawn :- C. JANSEN - jansenchristopher1@gmail.com		

CONSTRUCTION NOTE - RHINOBOARD CEILING (6.4 mm) ON BRANDERING FOR FLAT ROOF

Ceiling Brandering

1. Brandering to be 38×38 mm SA Pine, straight, dry and defect-free.
2. Brandering to be fixed directly to rafters using 75 mm wire nails.
3. Ensure brandering is levelled across rafters for a true ceiling line.
4. Brandering spacing to be 400 mm c/c for 6.4 mm Rhinoboard.
5. Provide 5 mm perimeter expansion gap, concealed by cornices.

Ceiling Boards

6. Use 6.4 mm Rhinoboard gypsum ceiling boards.
7. Boards to be fixed with 37-41 mm drywall screws (not nails).
8. Screw spacing: 150 mm c/c on edges and 230 mm c/c in the field.
9. Install boards at right angles to brandering.
10. Stagger all end joints.

Jointing & Finishing

11. Apply Rhinotape and Rhinoglide jointing compound in three coats.
12. Cover screw heads and sand smooth after drying.
13. Ensure final sanding produces a level finish.

Cornices & Final Treatment

14. Install plaster or polystyrene cornices with suitable adhesive.
15. Apply one coat primer and two coats PVA paint.

Compliance

16. Installation must comply with SANS 2001: CE1 and Gyproc specifications.

PROPOSED CONVERSION OF EXISTING GARAGE TO NEW HOUSE SHOP ON ERF JT 1130, SNEEUBERG ST. JAMESTOWN

Owner :- E.A. Braaf		S.A.C.A.P. Reg.№ 00757	
Date :- 05-12-2025			
Scale :- 1 100		Drwg. № 03/07-2025	Sht. 2 of 2
Drawn :- C. JANSEN - janschristopher1@gmail.com			

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Annexure B:
Comments received from Internal Departments: (Engineering Services)

STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Siyasanga Zweni**
Date ▫ Datum:	**12 December 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2899**
Town Planning Ref:	**LU/18597**
Re ▫ Insake:	**Erf 1130, Jamestown: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law 2023 for consent use to use the existing garage for the proposed house shop.**

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

1. Delivery vehicles

1.1 Care must be taken that delivery vehicles do not obstruct traffic and pedestrian flows in the road. Should this become a problem, this approval may be revoked. The Owner is required to use the parking space on his erf for delivery vehicles.

1.2 Heavy delivery trucks are not permitted to deliver at house shops and the owner should ensure that only light vehicles and small trucks are used for delivery.

1.3 The access road network in the area has not been designed to handle heavy vehicles (trucks) and may cause damage to road infrastructure. The cost of repairs to road infrastructure due to non-compliance is for the account of the applicant.

2. Parking for customers

2.1 This approval is based on the reasoning that customers will mostly walk to the shop, as it provides a service to the surrounding community. Care must be taken that customers do not park in the road, sidewalk and obstruct traffic and pedestrian flows. Should this become a problem, this approval may be revoked, and the Owner is required to make use of his parking on his erf for customer parking.

S.Zweni

Siyasanga Zweni

Technician: Development (Infrastructure Services)

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