

NOTICE OF LAND DEVELOPMENT APPLICATION

MR. H & MG HESS

WHITE HEART STR. 8A, JAMESTOWN

APPLICATION TYPE: CONSENT USE FOR STUDENT ACCOMMODATION (Erf 598) JAMESTOWN

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: WHITE HEART STREET 4, JAMESTOWN

Application Property Number: Erf 598

Applicant: ELTON SWARTZ, TEL: 0618827284, elton.swartz39@gmail.com

Owner: MONEAN JACOBS, TEL: 0747823476

Application Reference: LU/ 18824

Description of land development proposal:

Provide a complete description of the proposal e.g.: Application has been made (give accurate summary of Bylaw provisions) in terms of section 15(2)(x) and (y) of the said Bylaw for (description of land use or development activity/ies) in order to allow : CONSENT USE IN TERMS OF ACCOMMODATE STUDENTS IN THE EXIST. HOUSE. At least 4 to 5 post graduate students will be in the house with the owner also living in the house, sufficient parking is available on the property, no noise will be allowed on the property ,the owner will ensure that all municipal by-laws are adhered too.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: ELTON SWARTZ, TEL: 0618827284, elton.swartz39@gmail.com ,By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 16 FEBRUARY 2026

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0618827284 during normal office hours. 09:00 – 16:00

Yours faithfully

ELTON SWARTZ

REGISTERED LETTER
GEREGISTREERDE BRIEF

(with an insurance option/met 'n versekeringsopsie)



Full tracking and tracing/Volledige volg en spoor

Addressed to/Geadresseer aan

H.M.G. HEND

White Heart Street 8A

Jonestown

Postcode
Postkode

The value of the contents of this letter is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof. Optional insurance up to R2 000.00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie brief is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering tot R2 000.00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.

Postage paid R _____ C
Service fee/Diensgeld R _____ C
Insurance/Versekering R _____ C
Total/Totaal R _____ C

Insured value of contents
Versekerde waarde van inhoud R _____ C

Enquiries/Navrae
Toll-free number
Tollvry nommer
0800 111 502

Initial of
accepting
officer:

Date stamp

08 JAN 2026

Folio 8
7599

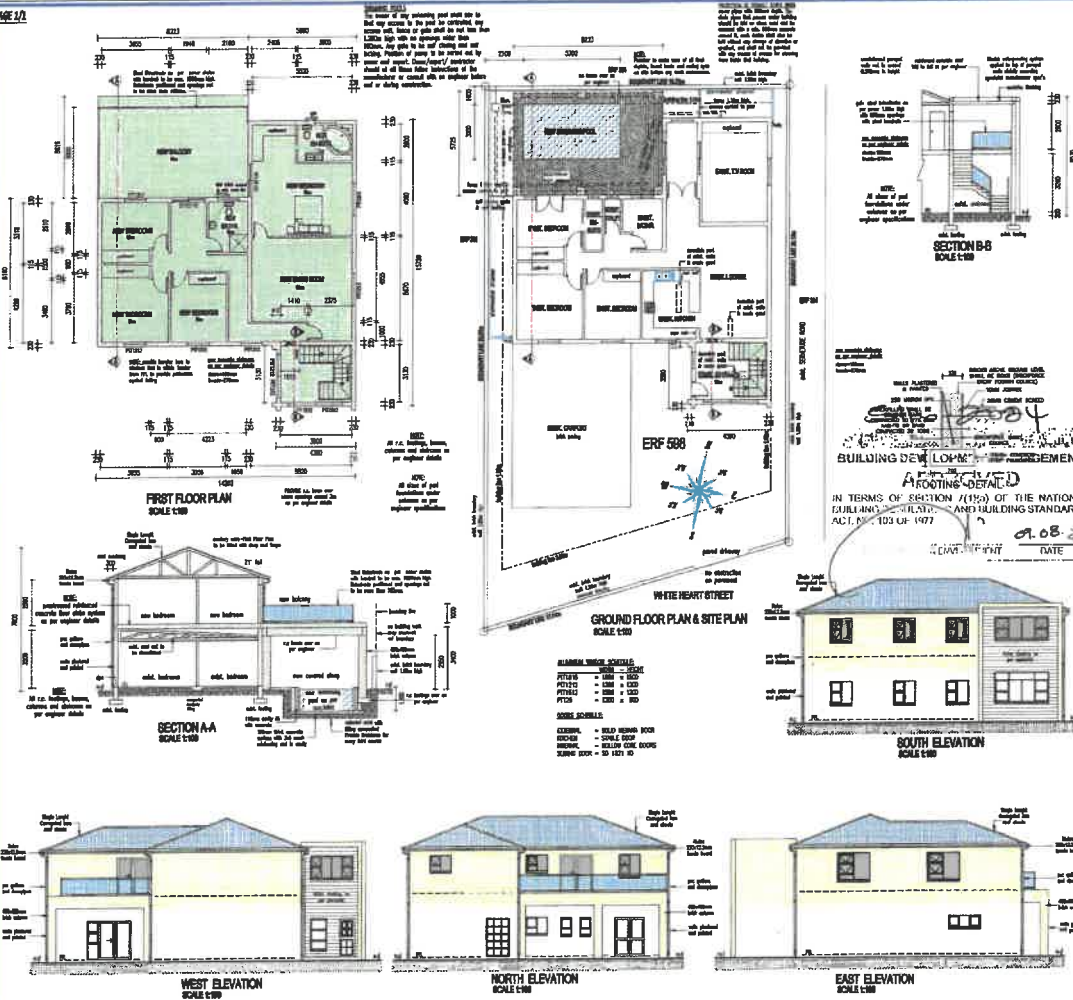
Paraaf van
aaneem-
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Datumstempel

Affix Track and Trace
customer copy

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za

RC539754990ZA
CUSTOMER COPY 3010288



PROPOSED NEW RESIDENCE & ALTERATIONS AT EXISTING RESIDENCE
AT ERF 588
WHITE HEARTY STREET, JANNATOWN

FOR COUNCIL APPROVAL

DATE: 01.08.2024

ARCHITECT: [Signature]

ENGINEER: [Signature]

PROJECT NO: [Number]

CLIENT: [Name]

LOCATION: [Address]

ERF AREA: 451.00m²

EXIST. COVERED GARPORT: 58.00m²

EXIST. DWELLING: 130.00m²

NEW DWELLING POOL: 15.00m²

BUILDING AREA: 255.00m²

NEW FIRST FLOOR: 130.00m²

NEW BALCONY: 45.00m²

COVERED: 44%

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Friedlaender, Burger & Volkmann Landmeters

SYE Meter		RIGTINGS- HOEKE	KOORDINATE Staatsel Lo 19°			L.G. No.	
		Konstante :	Y	X			
			+	0,00	+	3700000,00	
AB	16,72	303 58 10	A	+	13830,41	+	61063,73
BC	25,13	33 58 40	B	+	13816,55	+	61073,07
CD	17,44	107 51 20	C	+	13830,59	+	61093,91
DA	29,97	214 03 30	D	+	13847,20	+	61088,56

10430/92

Goedgekeur

M. E. Schuurman

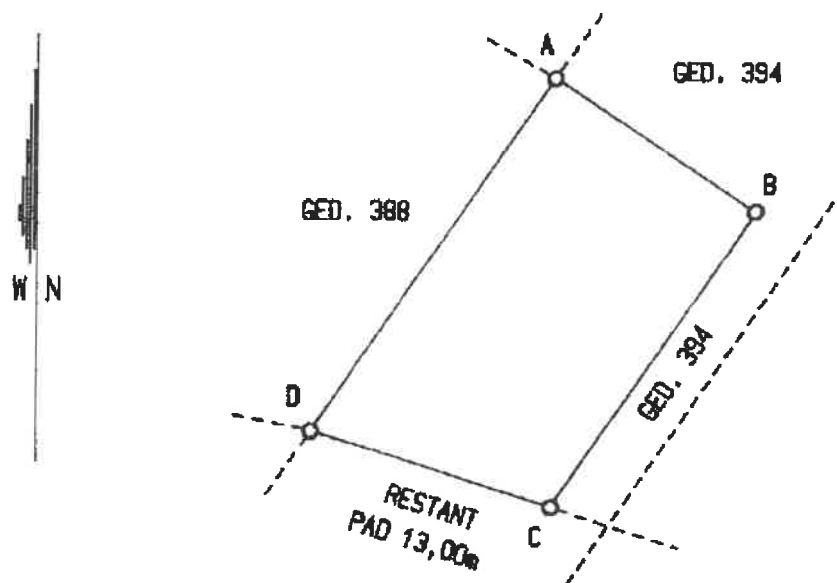
1993-02-10

Landmeter-generaal

404 PARADYS	▲ +	10120,28	+	59264,21
531 BSI	▲ +	14773,37	+	59243,79

BESKRYWING VAN BAKENS

- A, ~~B~~ _____ 16mm ysterpen
B, C _____ 12mm ysterpen
D _____ 16mm ysterpen in beton



* Now

ERF 598 Jamestown

SKAAL 1 : 500

Die figuur ABCD
stel voor 461 vierkante meter grond, synde

* GEDEELTE 395 (Ged. van Ged. 29) van die plaas BLAAUW KLIP No.510

geleë in die Plaaslike Gebied Jamestown
Administratiewe Distrik van Stellenbosch
Opgeneem in Mei 1992
deur my

Provinsie Kaap die Goeie Hoop

D P Burger, Pr Landmeter

Hiervan kaart is geheg aan
No. T 103A74/2004
Gedateer
t.g.v.

Die oorspronklike kaart is
No. ~~2297/1915~~
4348/2004
Geheg aan
T/A 1916.19.1184

Leer No. Stel 510
M.S. No. E3276/92
Komp. BH-80CD (3785)
BH-80C/Y42 (1510)
BH-80C/Y51 (1511)

Registateur van Aktes

Erf 598 Jamestown ^{510/355} 



CONSENT USE ON ERF 598, JAMESTOWN

OWNER: MONEAN JACOBS, 04 WHITE HEART STREET.



2026-01-08

COMPILED BY: ELTON SWARTZ
2 PROTEA STREET, PNIEL, STELLENBOSCH

CONSENT USE FOR STUDENT ACCOMMODATION

1. **PROPERTY DETAILS**

ERF 598

SUBURB: JAMESTOWN

TOWN: STELLENBOSCH

ADRESS: 4 WHITE HEART STREET

PROPERTY SIZE: 461sqm

ZONING: CONVENTIONAL RESIDENTIAL

TITLE DEED: T16122/2023

2. **OWNER**

Monean Jacobs

Email: mwenn@sun.ac.za

Tel: 074 7823 476

CONSENT USE FOR STUDENT ACCOMMODATION

3. Motivation: 4 White Heart, Jamestown, Stellenbosch

Dear Stellenbosch Municipality,

I hope this letter finds you well.

My name is Monean, who is the owner of this property and is also residing in the house, and I write to you on behalf of the SMJ Foundation, a non-profit initiative dedicated to supporting underprivileged students in their academic journey.

Due to the current shortage of affordable student housing near Stellenbosch University, many students—especially those from rural areas—are forced to travel long distances daily. As a result, they often miss classes and struggle to keep up with academic responsibilities due to unreliable and lengthy public transportation.

In response to this urgent need, the SMJ Foundation has made it a mission to offer affordable and safe accommodation to students in need. As part of this commitment, I have provided housing to a deserving student in line with our foundation's goals.

Therefore, we respectfully apply for legal consent through the Stellenbosch Municipality to continue offering this support, in compliance with all municipal regulations and legislation.

The application is to accommodate at least 4 to 5 post graduate students in the existing house where the owner of the property will be residing. Sufficient parking is available in the property to house the additional residents. The owner already obtained permission from the adjoining neighbours for the submission of the application. No noise after the allowed permitted regulated municipal hours will be tolerated. The owner will ensure that all municipal by-laws are adhered too.

Thank you for your attention and consideration in this matter. We remain committed to working with the municipality to ensure that our efforts align with local laws and contribute positively to the Stellenbosch community.