STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1803/2026
Our File Reference Number: Farm No. 524, Stb
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI[redacted]

Sir / Madam

APPLICATION FOR DEPARTURE ON FARM NO. 524, STELLENBOSCH DIVISION.

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows.

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law,

   3.1. **Departure** in terms of Section 15(2)(b) of said bylaw to increase the total floor area of the proposed double storey additional dwelling unit (unit no.4) from 700m² to ±785m² on Farm No. 524, Stellenbosch Division;

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

4. **The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:**

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

   4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposal.

   4.3. The development must be implemented substantially in accordance with the **AREA LAYOUT PLAN_ DRAWING NR. HDV-MH-CD-103/105 REV 3, DATED 16 NOVEMBER 2026, AND DRAWN BY NICHOLAS PLEWMAN ARCHITECTS AND ASSOCIATES**, and attached as **ANNEXURE A.**

   4.4. Building plans for the additional dwelling house must be generally in accordance with the **AREA LAYOUT PLAN_ DRAWING NR. HDV-MH-CD-103/105 REV 3, DATED 16 NOVEMBER 2026, AND DRAWN BY NICHOLAS PLEWMAN ARCHITECTS AND ASSOCIATES**, and attached as **ANNEXURE A.**

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

5.1. 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.

5.2. The approval is limited to the enlargement of the existing, approved additional dwelling unit and does not confer any additional development rights on the property.

5.3. The dwelling will follow the natural slope of the property through a split-level design, minimising its perceived height and visual bulk.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) 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.

T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

(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.

11. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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

MANAGER: LAND USE MANAGEMENT
DATE: 19-11-2026

T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

ANNEXURE A

APPLICATION FOR DEPARTURE ON FARM NO. 524, STELLENBOSCH DIVISION

SITE DEVELOPMENT PLAN

AREA BREAKDOWN

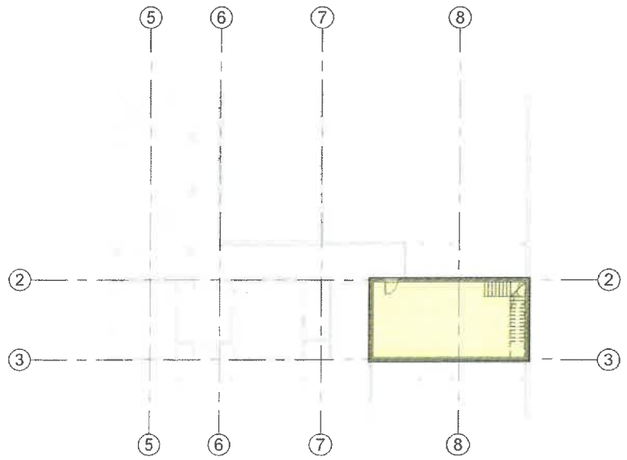
ZONING: Agricultural/ Rural (AR)

Consent use with additional usage granted to **ERF RE524** on 5 November 2025 for 4 additional dwellings with coverage of no more than 350m² no more than 2 storey's.

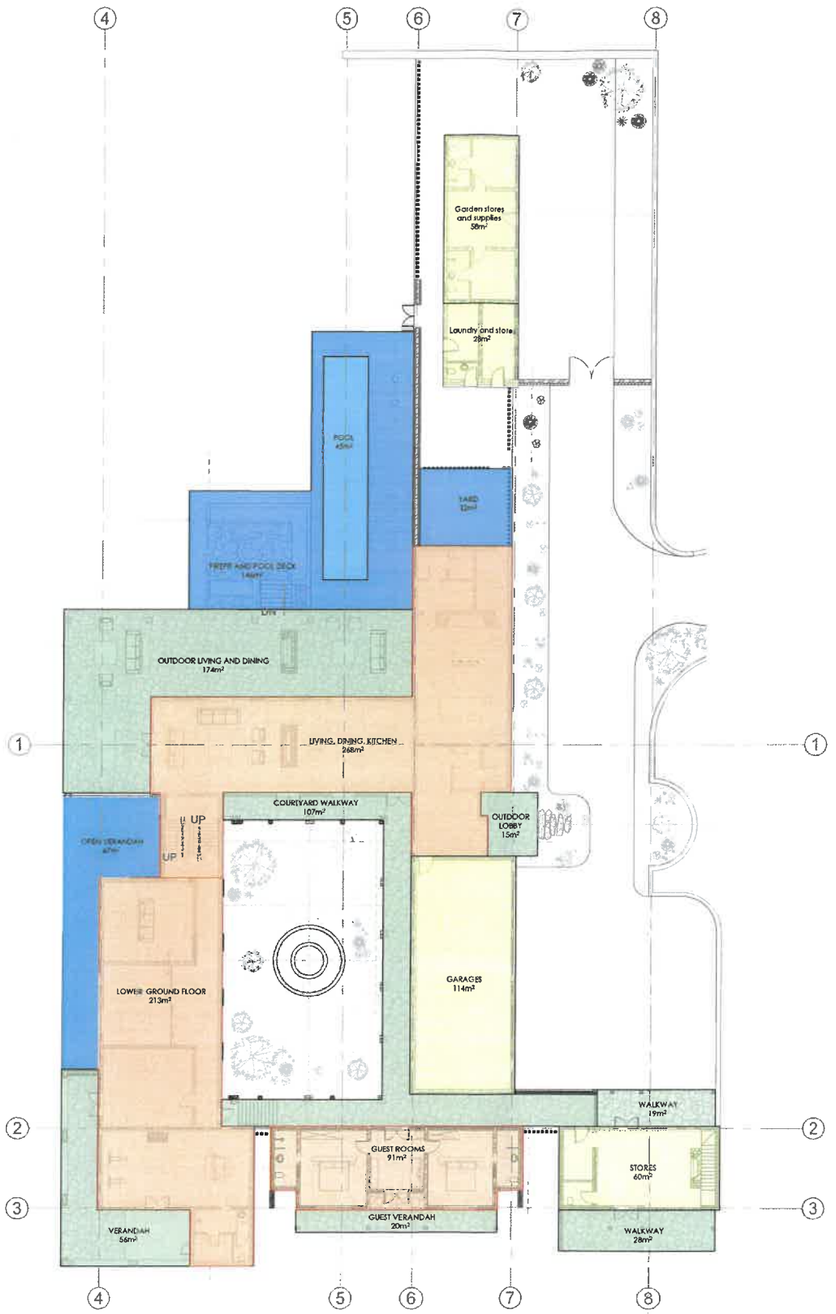
ERF AREA:
331 HA

PRIMARY DWELLING AREAS:	
CATEGORY	m²
GROUND FLOOR	
COVERED INTERNAL	572m²
PERGOLA EXTERNAL	372m²
UNCOVERED EXTERNAL	290m²
TOTAL COVERED AREA:	572m²
FIRST FLOOR	
COVERED INTERNAL	213m²
PERGOLA EXTERNAL	56m²
UNCOVERED EXTERNAL	0m²
TOTAL COVERED AREA:	213m²

OUTBUILDING AREAS:	
CATEGORY	m²
GARAGES	
COVERED INTERNAL	114m²
STORES	
COVERED INTERNAL	148m²
PERGOLA EXTERNAL	47m²
GARDEN STORES	
COVERED INTERNAL	58m²



BASEMENT AREA PLAN 1 : 200



GROUND FLOOR AREA PLAN 1 : 200



FIRST FLOOR AREA PLAN 1 : 200

NOTE: ALL DIMENSIONS TO BE MEASURED AND CONFIRMED ON SITE BEFORE MANUFACTURING

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF NICHOLAS PLEWMAN ARCHITECTS - COPYRIGHT RESERVED

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights & dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.
The Contractor is responsible for the correct setting out of all relevant buildings, external & internal walls with particular reference to the relevant levels & setting-out points.
No variation or instruction shall override the Contractor or Sub-contractor's obligation to comply with the requirements of the Local Bureau of Standards. The quality of all materials & workmanship must comply with standards of good building practice with particular reference to special requirements necessitated by local &/or on-site conditions. Where building work is not specifically addressed by the above, workmanship, specifications & materials are to comply with British Standards.
Provide approved DPM under all surface beds.
Unless specified otherwise, provide brickforce for every fourth course in all external and internal walls and for every course for four courses above all doors, windows and openings.
The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams and roof trusses.
Provide approved DPC's, whether or not these are indicated on the drawings, to all external walls at each floor, beam and parapet level, and to all windows, grilles and openings. Provide stepped DPC's to all cavity walls.

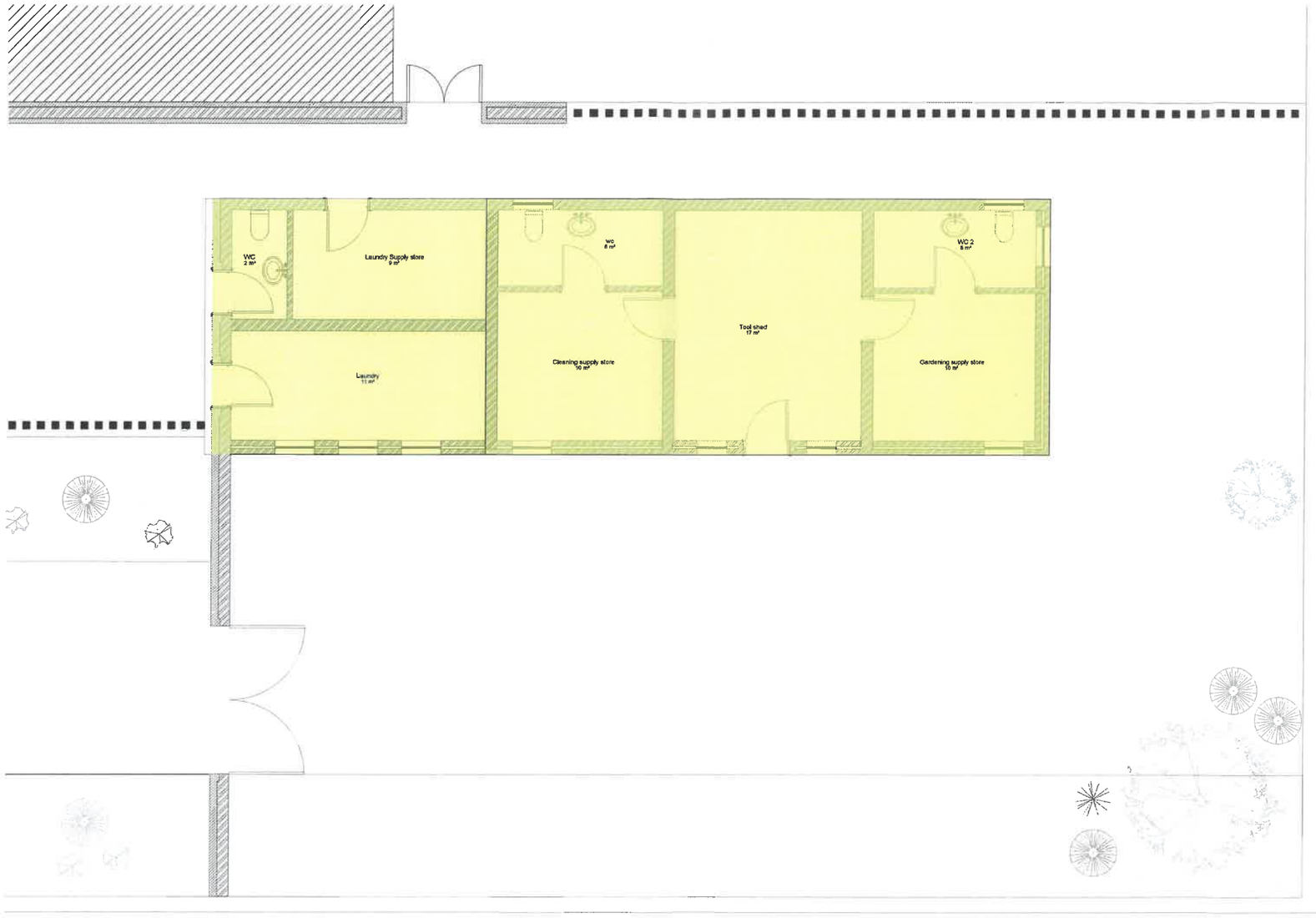
REV	DATE	DETAILS
3	2026.11.15	Room names added
2	2026.11.11	AREA ALLOCATION ADJUSTED
1	2026.08.26	ISSUED FOR COUNCIL

DRAWING REVISION DETAILS

N. PLEWMAN (principal)
19.05.2023
NICHOLAS PLEWMAN ARCHITECTS cc
SACAP ck 2004/038561/23

Nicholas Plewman ARCHITECTS + ASSOCIATES
Reg No. ck 2004 / 038561 / 23
Building K1, Stellenbosch, Agri-Park, Baden
(+27) [redacted]

CLIENT / OPERATOR: HOUSE DE VILIIERS	DRAWING TITLE: AREA LAYOUTS
PROJECT NAME / BUILDING NAME: DRIEKOPPEN	SCALE: As indicated on A1 DATE: 2026.11.16
ISSUED FOR: COUNCIL	REV: 3 CHECKED BY: NP DRAWN BY: MH
	DRAWING NO: HDV-MH-CD-103



NOTE: ALL DIMENSIONS TO BE MEASURED AND CONFIRMED ON SITE BEFORE MANUFACTURING

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Provide approved DPM under all surface beds.
Unless specified otherwise, provide brickforce for every fourth course in all external and internal walls and for every course for four courses above all doors, windows and openings.
The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams and roof trusses.
Provide approved DPC's, whether or not these are indicated on the drawings, to all external walls at each floor, beam and parapet level, and to all windows, grilles and openings. Provide stepped DPC's to all cavity walls.

REV	DATE	DETAILS
3	2026.11.18	Room names added
2	2026.11.11	AREA ALLOCATION ADJUSTED
1	2026.08.28	ISSUED FOR COUNCIL

DRAWING REVISION DETAILS

N. PLEWMAN (principal)
19.05.2023
NICHOLAS PLEWMAN ARCHITECTS cc
SACAP ck 2004/038561/23

Nicholas Plewman ARCHITECTS + ASSOCIATES
Reg No. ck 2004 / 038561 / 23
[redacted]

CLIENT / OPERATOR: HOUSE DE VILIIERS

PROJECT NAME / BUILDING NAME: DRIEKOPPEN

ISSUED FOR: COUNCIL

DRAWING TITLE: AREA LAYOUTS ZOOMED IN LAYOUT

SCALE: 1 : 50 on A1 | DATE: 2026.11.16

REV: 3 | CHECKED BY: NP | DRAWN BY: MH

DRAWING NO: HDV-MH-CD-105