

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

BY EMAIL:

Dear Sir / Madam,

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: **19 Haakdoring Street, Welgevonden Estate**

Application Property Number: **Erf 15416 Stellenbosch**

Applicant: **Naudé Lambrechts (072 443 3698 / admin@stompieswood.com)**

Owner: **Naudé Lambrechts (072 443 3698 / admin@stompieswood.com)**

Application Reference: **LU/15545 (TP204/2022)**

Application Type: **Application for a Departure and Consent Use on Erf 15416, Stellenbosch**

Detailed description of land use or development proposal, including its intent and purpose:

- a) Application has been made for consent use in terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2015, in order to use an existing dwelling house as a three (3) bedroom commune on Erf 15416 Stellenbosch.**
- b) Application has been made for permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law, 2015, for the under provision of on-site parking for 2 parking bays in lieu of 3 parking bays.**

Notice is hereby given in terms of the provisions of Section 46 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 can 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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;

- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **Naudé Lambrechts (admin@stompieswood.com & albert@oreillylaw.co.za)**. 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 **21 August 2023**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/objections 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 **072 443 3698** or **072 544 1326** during normal office hours.

Yours faithfully,

NAUDE LAMBRECHTS

TAX INVOICE


STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2023-05-11	DOCUMENT NO:	749519
ERF / FARM NO:	15416	CREATED BY:	Bulelwa Mdoda
LOCALITY:	19 Haakdoring Street, STELLENBOSCH	APPLICATION NO:	LU/15545
OWNER'S NAME:	Naude' Lambrechts	APPLICATION VAT NO:	0
ADDRESS:	601 Boschemeer Estate Paarl 7646	VAT NO:	4700102181
		APPLICANT:	Naude' Lambrechts
		TEL NO:	0724433698

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2500.00	1	20220630081392	2500.00
PERMANENT DEPARTURE - Departure applications including but not limited to building lines, coverage, height, bulk, parking, Per applications per property	2500.00	1	20220630081392	2500.00



TOTAL AMOUNT PAYABLE 5000.00

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME:

SIGNATURE

DATE: 11/05/2023

 PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
 CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
 MUNICIPALITY

 APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
 DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VAT INCLUDED @ 15%

652.17

VERIFIED BY

NAME:

SIGNATURE

DATE:

FILE NR: E 15416 S

SCAN NR:

COLLECTOR NR:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality

BANK: First National Bank (FNB)

ACCOUNT NUMBER: 62869253684

BRANCH CODE: 210554

REFERENCE: LU/_____ and ERF/FARM_____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00

0

Bulelwa Mdoda

RECEIPT NE.

From: Sharise De Klerk
Sent: Wednesday, 17 May 2023 07:17
To: Bulelwa Mdoda

Morning B
Invoices please

16/05/2023 26 5000.00 DIR1 1000227160
07263 TP204/2022 TP204/2022
16/05/2023 43 1000.00 DIR1 1000227177 05236 ABSA BANK LU/15574 and ERF1813 ABSA
BANK LU/15574 and ERF1813

Thank you



Kind regards,

Sharise De Klerk

Electronic Payments

Income/Finance Department

T: +27 21 808 8547 | F: +27 8867318

Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



Enquiries

Nicole Petersen

Phone Number

0218088318

E-mail

nicole.katts@stellenbosch.gov.za

BTW/VAT Invoice No: 13819

Invoice VAT Reference: 4700102181

Name: Naude Lambrechts

Invoice Date: 2023/5/11

Reference No: TP204/2022

Payment Due Date: 2023/6/10

Client Street address: 601 Boschenmeer Estate Paarl
Paarl Western Cape South Africa 7646

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: 601 Boschenmeer Estate Paarl
Paarl Western Cape South Africa 7646

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No:

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use ito Zoning	1	2 500.00	Per application per property	2 500.00
20220630081392	Departure applications including but not limited to building lines, coverage, height, bulk, parking.	1	2 500.00	Per application per property	2 500.00
Total Excl VAT					4 347.82
VAT					652.18
Invoice Total					5 000.00

*VAT Exempt

Created By: Mdoda, Bulelwa

Signature: 

Verified By: Mdoda, Bulelwa

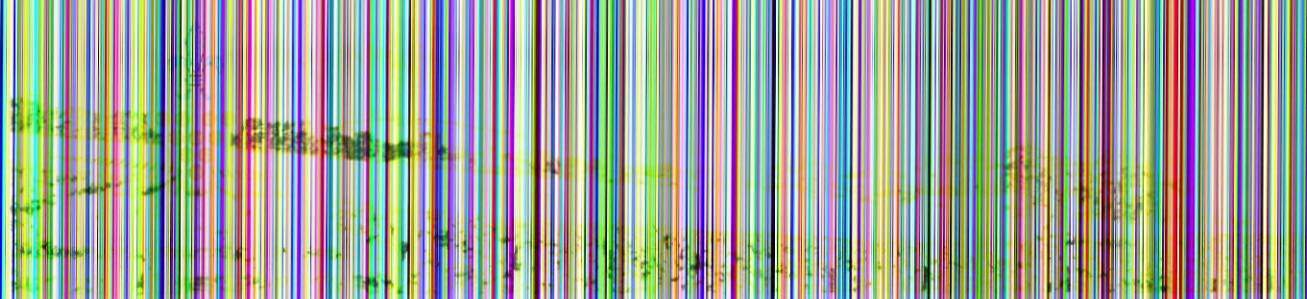
Signature: _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP204/2022

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

March 2022

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT**TP204/2022**

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	29/11/2022	
Erf No	Erf 15416	Town		Suburb	Stellenbosch	
Farm No	n/a	Farm Portion	n/a	Nearest Town	n/a	
Owner / Applicant	Naude Lambrechts		Contact number		072 443 3698	
Email address	naudelambrechts@gmail.com					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY¹		PLANNER TO EVALUATE²
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		
7. SG diagram or General Plan				✓		✓
8. Locality plan						
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓
13. Conveyancer's certificate						
14. Feedback on Pre-application scrutiny						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

- 15. Minutes of Pre-consultation Meeting
- 16. Consolidation plan
- 17. Street name and numbering plan

INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION

ADMIN TO VERIFY

PLANNER
TO
EVALUATE

- 18. Land use plan / zoning plan
- 19. Landscaping / tree plan
- 20. Flood line plan
- 21. Neighbours' consent
- 22. HOA / Body Corporate consent
- 23. Assessments: EIA, HIA, TIA, TIS, WHA, EA/ROD
- 24. Services report (Engineers report)
- 25. Previous approvals
- 26. Proof of failure of HOA
- 27. Proof of lawful use right / zoning certificate
- 28. Other documents

Subject: _____

VERIFIED & SIGNED BY ADMIN

NAME
Nicole Katis

SIGNATURE

DATE
29/11/2022

Outstanding information (to be completed by Planner):

Applications to be invoiced (to be completed by Planner):

EVALUATED & SIGNED BY PLANNER

NAME

SIGNATURE

DATE

TH

NOTES:

1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.
2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(i)].
3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].
4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].

Bulelwa Mdoda

From: Albert de Lange <albert@oreillylaw.co.za>
Sent: Monday, 24 April 2023 11:04
To: Bulelwa Mdoda; Thuthula Mazana
Cc: naudelambrechts@gmail.com; admin@stompieswood.com; mareliegenis@gmail.com
Subject: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Attachments: Letter to Stellenbosch Municipality_20.04.2023 (Signed).pdf; Letter Consent Use application for consent use - commune Haakdoring 19 Erf 15416.pdf

Dear Bulelwa / Thuthula,

With reference to the abovementioned and the email below regarding your remaining queries.

I hereby confirm that I write this email to you on behalf of my client, Naude Lambrechts, who is the owner of Erf 15416 Stellenbosch situated at 19 Haakdoring Street, Welgevonden Estate.

Kindly find attached hereto the following documents for your attention:

1. Consent form signed by the Estate Manager for the Welgevonden Estate HOA dated 18 April 2023; and
2. Written and signed motivation letter signed by Naude Lambrechts dated 20 April 2023.

We trust that we have met the requirements set out in your email below and humbly request that you provide us with your approval and invoice for the application.

We trust you find the above in order and look forward to your earliest response herein.

Yours faithfully,

Albert de Lange

Associate

Cell: 072 544 1326

Web: www.oreillylaw.co.za

Email: albert@oreillylaw.co.za

Suite F5B, 1st Floor, FedGroup Place, 35 Willie van Schoor Avenue, Tygervally

O'REILLY LAW

Attorneys | Conveyancers | Notaries

The information in this e-mail and any attachments is confidential and intended solely for the named addressee's attention and use (s). This information may be subject to legal, professional, or other privilege or may otherwise be protected. It must not be disclosed to any person without our authority. Suppose you are not the intended recipient or a person responsible for delivering it to the intended recipient. In that case, you are not authorized to and must not disclose, copy, distribute, or retain this message or any part of it. **Please, in the interests of security, be advised that: O'REILLY LAW will never send you an e-mail advising you of a change of our banking details. Any such e-mail is an attempt to defraud you by inducing you to make payment to a fraudulent bank account. Should you receive such an e-mail, please contact Jack O'Reilly immediately.**

From: Thuthula Mazana <Thuthula.Mazana@stellenbosch.gov.za>

Sent: Wednesday, March 8, 2023 10:29 AM

To: [Sulewa Mioda](#)

Subject: RE: 16-085 OUTSTANDING WORK - FIONA THOMPSON / 7/30/2022 11:07 AM FROM: STEUBENBOSCH

Good day!

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- The former is the subject of the following chapter. The latter is the application of the test in which the individual has the duty to be diligent to ensure that she performs to the best of her ability.
- As to the former, it is not clear that a general duty must be recognised. The motivation for stipulating a general duty is that it is easier to stipulate a duty to be diligent to the best of one's ability and to perform to the best of one's ability than to stipulate a duty to be diligent to the best of one's ability.
- The second is the application of the test to the application of the test to the application of the test.

From the *Stomach*: Autophagy in H...

Sent: Wednesday, 28 February 2007 12:23 PM

To: editors@wiley.com

© 2006 by Blackwell Publishing Ltd *Journal of Internal Medicine* 260: 101–108

Acronyms & Symbols

Subject: RE: [REDACTED] OUTSTANDING INFORMATION; FBI # 40720118; 15401 STEUBENBOSCH

importance: high

REFERENCES

Want to get your name on the list?

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1000



Bulelwa Mdoda

From: Bulelwa Mdoda
Sent: Thursday, 09 March 2023 12:07
To: Stompies Admin
Subject: FW: RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good day Anny;

See email below from the Town Planner.



Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
1st Floor, NPK Building
Cnr Plein and Ryneveld Street
Stellenbosch
7600
www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Thuthula Mazana <Thuthula.Mazana@stellenbosch.gov.za>
Sent: Wednesday, March 8, 2023 10:29 AM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good day Buli,

I have perused the submitted documents and it appears that the applicant has not provided the previously requested information listed below.

- The consent forms submitted from the Welgevonden Estate HOA states an application for home lodging which is a Technical Approval application. Applicant is required to amend the form to reflect the correct application.
- A written motivation, motivating the intended use must be submitted. The motivation must stipulate all necessary information pertaining to the proposed establishment/enterprise and number of people that will be accommodated in the commune.
- Please note that the invoice for the submitted application can only be issued once the application documents have been determined complete.

From: Stompies Admin <stompiesadmin@stompies.co.za>
Sent: Wednesday, 08 February 2023 14:49
To: Sulewa Mccord <smccord@stompies.co.za>
Cc: 'Marelle Genis' <Marelle@stompies.co.za>; Landuse Encumbrance <landuseencumbrance@stompies.co.za>; Admin Stompies <admin@stompies.co.za>
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2021-HFR-05416 STELLENBOSCH
Importance: High

Hi Sulewa,

Thank you for your mail and feedback.

I am not sure what has not been addressed are you able to advise me as I am completing this on behalf of owner.

Looking forward to reading from you have a great day.

Blessings,

Annny

From: Sulewa Mccord <smccord@stompies.co.za>
Sent: Tuesday, 07 February 2023 09:35
To: Stompies Admin <stompiesadmin@stompies.co.za>
Cc: 'Marelle Genis' <Marelle@stompies.co.za>; Landuse Encumbrance <landuseencumbrance@stompies.co.za>; Admin Stompies <admin@stompies.co.za>
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2021-HFR-05416 STELLENBOSCH

Good morning Annny,

Please be advised that the Planner, Truthful confirmed that you have not addressed any of the points which have been

listed in the previous correspondence dated 5 and 21 December 2022, therefore an invoice cannot be issued for this proposed application.

Thuthula Mazana

From: Thuthula Mazana
Sent: Wednesday, 08 March 2023 10:29
To: Bulelwa Mdoda
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good day Buli,

I have perused the submitted documents and it appears that the applicant has not provided the previously requested information listed below.

- The consent forms submitted from the Welgevonden Estate HOA states an application for home lodging which is a Technical Approval application. Applicant is required to amend the form to reflect the correct application.
- A written motivation, motivating the intended use must be submitted. The motivation must stipulate all necessary information pertaining to the proposed establishment/enterprise and number of people that will be accommodated in the commune.
- Please note that the invoice for the submitted application can only be issued once the application documents have been determined complete.



Kind regards

Thuthula Mazana (Pr. Pln.)

Town Planner

Land Use Management

Planning & Economic Development

T: +27 21 808 8695

1st Floor, NPK Building

CNR Plein and Ryneveld Street

Stellenbosch, 7600

www.stellenbosch.gov.za



From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Wednesday, 08 February 2023 14:59
To: Thuthula Mazana <Thuthula.Mazana@stellenbosch.gov.za>
Subject: FW: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Importance: High

Hi Thuthula;

Please see email below from Anny regarding TP204.

Documents are on Nicole's desk

Thanks

From: Stompies Admin <admin@stompieswood.com>

Sent: Wednesday, 08 February 2023 14:49

To: Bulelwa Mdođa <Bulelwa.Mdođa@stellenbosch.gov.za>

Cc: 'Marelle Genis' <marellegenis@gmail.com>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>;

'Admin Stompies' <admin@stompieswood.com>

Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Importance: High

Hi Bulelwa,

Thank you for your mail and feedback.

I am not sure what has not been addressed are you able to advise me as I am completing this on behalf of owner.

Looking forward to reading from you, have a great day.

Blessings

Anny

From: Bulelwa Mdođa <Bulelwa.Mdođa@stellenbosch.gov.za>

Sent: Tuesday, 07 February 2023 09:36

To: Stompies Admin <admin@stompieswood.com>

Cc: 'Marelle Genis' <marellegenis@gmail.com>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>

Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good morning Anny,

Please be advised that the Planner, Thuthula confirmed that you have not addressed any of the points which have been

listed in the previous correspondence dated 6 and 21 December 2022, therefore an invoice cannot be issued for this proposed application.



Thuthula Thuthula

Thuthula Thuthula, City Engineer

Thuthula.Thuthula@stellenbosch.gov.za

www.stellenbosch.gov.za





STELLENBOSCH
STELLENBOSCH • FRUIT • FRANSCHHOEK
MUNICIPALITEIT • UMAMPAALA • MUNICIPALITY



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.



Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from bulelwa.mdoda@stellenbosch.gov.za sent at 2023-02-07 09:36:36 is confidential and may be legally privileged. It is intended solely for use by admin@stompieswood.com and others authorized to receive it. If you are not admin@stompieswood.com you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](#)

From: Stompies Admin <admin@stompieswood.com>

Sent: Thursday, 02 February 2023 09:10

To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Cc: 'Marelle Genis' <mareliegenis@gmail.com>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>; naudelambrechts@gmail.com

Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Importance: High

Good morning, Bulelwa,

Hope you are well.

I had just spoken to one of your colleague regarding the application with reference number TP204/2022 as she has advised me that the documents have been handed over to you, I would like to find out if all the documents are in order and if you could assist me with an indication on when we can receive the invoice.

Looking forward to your reply and hope you have a great day.

Blessings

Anny

From: Thuthula Mazana <Thuthula.Mazana@stellenbosch.gov.za>

Sent: Monday, 16 January 2023 15:28

To: Stompies Admin <admin@stompieswood.com>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>

Cc: 'Marelle Genis' <mareliegenis@gmail.com>; Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>

Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good day,

Please be advised that I have just received the submitted additional information and I will peruse the documents within the course of the week.

Please note that an invoice will only be issued should the submitted information be adequate. The admin official will advise accordingly should there be any other outstanding information/documents required.

Kind regards

Thuthula Mazana (Pr. Pln.)

Town Planner

Land Use Management



Stompies | 11 Egonstrasse | Stellenbosch 7600

Stompies | 11 Egonstrasse | Stellenbosch 7600

Stompies | 11 Egonstrasse | Stellenbosch 7600

Stompies | 11 Egonstrasse | Stellenbosch 7600

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Stompies | 11 Egonstrasse | Stellenbosch 7600

Stompies | 11 Egonstrasse | Stellenbosch 7600

Stompies | 11 Egonstrasse | Stellenbosch 7600

From: Stompies Admin <admin@stompieswood.com>

Sent: Monday, 16 January 2023 09:44

To: Thuthula Mazana <Thuthula.Mazana@stellenbosch.gov.za>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>

Cc: 'Marelle Genis' <marellegenis@stellenbosch.gov.za>; 'Admin Stompies' <admin@stompieswood.com>

Subject: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Importance: High

Good morning Thuthula,

Hope you are well and had a good break.

Are you able to give any updates with regards to this application for the parking spot for the property.

Looking forward to your feedback and hope you have a great day.

Blessings

Anny

From: Stompies Admin <admin@stompieswood.com>

Sent: Thursday, 22 December 2022 09:19

To: 'Thuthula Mazana' <Thuthula.Mazana@stellenbosch.gov.za>; 'Nicole Katts' <Nicole.Katts@stellenbosch.gov.za>

Cc: 'Marelle Genis' <marellegenis@stellenbosch.gov.za>

Subject: RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Importance: High

Hi Thuthula and Nicole,

Hope you are well.

Kindly find attached all the document with the HOA form added consent use – looking forward to reading from you.

Please when sending mail to the owner Naude, please copy me in on the mail as the administration is done by myself.

Have a great day and keep well.

Blessings
Anny

From: Stompies Admin admin@stompieswood.com
Sent: Thursday, 22 December 2022 08:58
To: 'Thuthula Mazana' <Thuthula.Mazana@stellenbosch.gov.za>
Cc: 'Marelle Genis' <mareliegenis@gmail.com>; 'Admin Stompies' <admin@stompieswood.com>
Subject: RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Importance: High

Dear Thuthula,

Hope you are doing well.

Could you kindly advise what is outstanding for the query on the parking space, as we loaded all the documents on to the online portal and sent them through via mail, we would appreciate your assistance as soon as you can.

Do you perhaps have contact details that I may contact you regarding this matter.

Have a great day and look forward to hearing from you.

Blessings
Anny

----- Forwarded message -----

From: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>
Date: Wed, 21 Dec 2022 at 15:40
Subject: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
To: naudelambrechts@gmail.com <naudelambrechts@gmail.com>

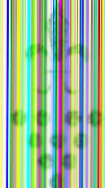
Dear Naude

I trust that you are well.

Please find attached information to be submitted. Once submitted and in order an invoice will follow.

Should you have any enquiries, you are welcome to contact the town planner, see details below.

Thuthula Mazana – thuthula.mazana@ Stellenbosch.gov.za



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Pier
Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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<http://www.stellenbosch.gov.za/Portals/0/Policy%20Documents/2014/2014%20-%20Terms%20and%20Conditions%20-%20English.pdf>



Stellenbosch Municipality

Development Management
Planning & Economic Development

Stellenbosch Municipality – 2014/2015 Financial Year

Stellenbosch Municipality – 2014/2015

Bulelwa Mdoda

From: Stompies Admin <admin@stompieswood.com>
Sent: Monday, 20 February 2023 14:15
To: Bulelwa Mdoda
Cc: 'Marelle Genis'; Landuse Enquiries; 'Admin Stompies'
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Attachments: Locality plan - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Motivation report - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Extra Parking space indicated - 20 Feb 2023.jpg; Signed Application Form - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Titel Deed - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Site Development Plan - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Letter of Motivation - Parking space for plot number 15416.pdf
Importance: High

Hi Bulelwa,

Hope you are well.

Kindly find attached the documentation for the request for allocated parking space with the motivational letter as well as the indication of the requested slot.

We look forward to reading from you.

Have a great day and keep well.

Blessings
Anny

From: Stompies Admin <admin@stompieswood.com>
Sent: Wednesday, 08 February 2023 14:49
To: 'Bulelwa Mdoda' <Bulelwa.Mdoda@stellenbosch.gov.za>
Cc: 'Marelle Genis' <mareliegenis@gmail.com>; 'Landuse Enquiries' <Landuse.Enquiries@stellenbosch.gov.za>; 'Admin Stompies' <admin@stompieswood.com>
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Importance: High

Hi Bulelwa,

Thank you for your mail and feedback.

I am not sure what has not been addressed are you able to advise me as I am completing this on behalf of owner.

Looking forward to reading from you, have a great day.

Blessings
Anny

From: Bulelwa Mmoda <Bulelwa.Mmoda@stellenbosch.gov.za>

Sent: Tuesday, 07 February 2023 09:35

To: Stompies Admin <admin@stompieswood.com>

Cc: 'Marelle Genis' <marelegenis@gmail.com>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>

Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good morning Anny;

Please be advised that the Planner, Thuthula confirmed that you have not addressed any of the points which have been listed in the previous correspondence dated 6 and 21 December 2022, therefore an invoice cannot be issued for this proposed application.



Bulelwa Mmoda
Land Use Planner
Planning & Economic Development

Stellenbosch Municipality
Private Bag 10179
Stellenbosch 7601

www.stellenbosch.gov.za



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www.stellenbosch.gov.za

Land Use Enquiries <Landuse.Enquiries@stellenbosch.gov.za>
Stompies Admin <admin@stompieswood.com>

admin@stompieswood.com

Page 2

From: Stompies Admin <admin@stompieswood.com>

Sent: Thursday, 02 February 2023 09:10

To: Bulelwa Mmoda <Bulelwa.Mmoda@stellenbosch.gov.za>

Cc: 'Marelle Genis' <marelegenis@gmail.com>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>;
naude.lambrecht@gmail.com

Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Importance: High

Good morning, Bulelwa,

Bulelwa Mdoda

From: Bulelwa Mdoda
Sent: Tuesday, 07 February 2023 09:36
To: 'Stompies Admin'
Cc: 'Marelle Genis'; Landuse Enquiries
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH

Good morning Anny;

Please be advised that the Planner, Thuthula confirmed that you have not addressed any of the points which have been listed in the previous correspondence dated 6 and 21 December 2022, therefore an invoice cannot be issued for this proposed application.



Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
1st Floor, NPK Building, 20 Plein Street
Stellenbosch
7600
www.stellenbosch.gov.za



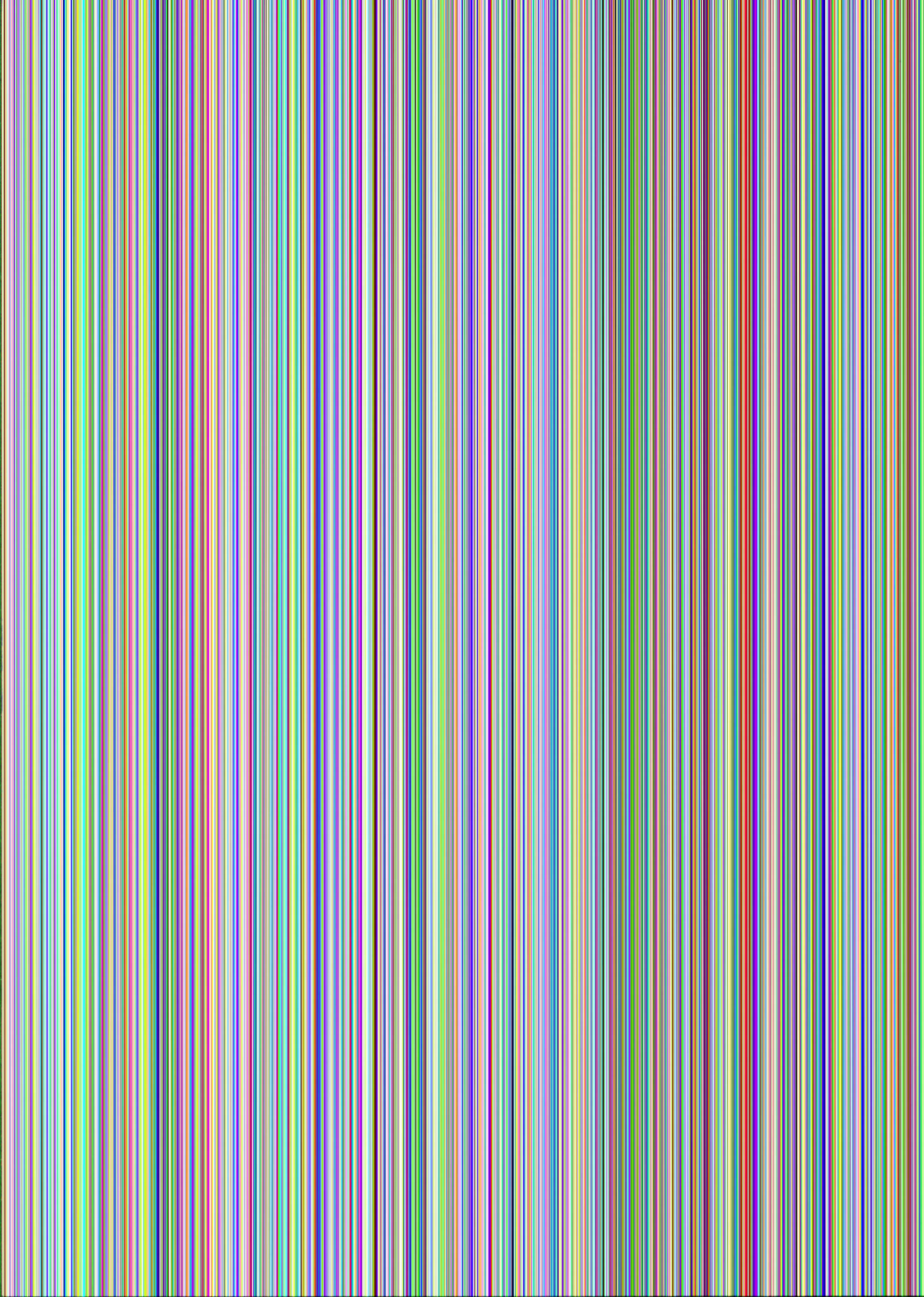
Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Stompies Admin <admin@stompieswood.com>
Sent: Thursday, 02 February 2023 09:10
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Cc: 'Marelle Genis' <mareliegenis@gmail.com>; Landuse Enquiries <Landuse.Enquiries@stellenbosch.gov.za>; naudelambrechts@gmail.com
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Importance: High

Good morning, Bulelwa,

Hope you are well.

I had just spoken to one of your colleagues regarding the application with reference number TP204/2022 as she has advised me that the documents have been handed over to you, I would like to find out if all the documents are in order and if you could assist me with an indication on when we can receive the invoice.



Nicole Katts

From: Nicole Katts
Sent: Wednesday, 21 December 2022 15:40
To: naudelambrechts@gmail.com
Subject: OUTSTANDING INFORMATION: TP204/2022 - ERF 15416 STELLENBOSCH
Attachments: OUTSTANDING INFORMATION - TP204-2022.pdf

Dear Naude

I trust that you are well.

Please find attached information to be submitted. Once submitted and in order an invoice will follow.

Should you have any enquiries, you are welcome to contact the town planner, see details below.

Thuthula Mazana – thuthula.mazana@ Stellenbosch.gov.za



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

20/12/2022

Additional Information Requested

Erf 15416, Stellenbosch

(TP 204/2022)

- Applicant has not addressed the points listed in the previous correspondence which contains the additional information requested. Applicant is required to submit all the requested documents with the necessary amendments prior to resubmission of the documents.



Nicole Katts

From: Stompies Admin <admin@stompieswood.com>
Sent: Monday, 12 December 2022 08:33
To: Nicole Katts
Cc: 'Admin Stompies'
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: ERF 15416 SB - TP204-2022
Attachments: Floor Plan scale 1 to 100 - Page 1 of 4.pdf; Floor Plan scale 1 to 100 - Page 1 of.pdf; Ground Floor Plan Scale 1 to 100.pdf; Locality plan - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Motivation report - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Signed Application Form - 19 Haakdoring Street Welgevonden Stellenbosch.pdf; Site Development Plan - 19 Haakdoring Street Welgevonden Stellenbosch.pdf

Importance: High

Hi Nicole,

Thank you for your mail and the information sent, much appreciated.

Kindly find attached the documents as per your request, trust all is in order.

Have a great day and look forward to reading from you.

Blessings
Anny



Anny van den Berg
admin@stompieswood.com | 066 190 2402
www.stompieswood.com



From: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>
Sent: Monday, 12 December 2022 08:23
To: Stompies Admin <admin@stompieswood.com>
Subject: RE: [EX] RE: OUTSTANDING INFORMATION: ERF 15416 SB - TP204-2022

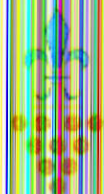
Dear Anny

I trust that you are well.

My e-mail refers to the part in red, that is all information to be submitted via e-mail. See screenshot below. The required information is requested by the planner.

Outstanding information (to be completed by Planner):

I trust the above is more clear.



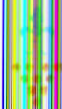
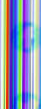
Kind regards / Vriendelike Groete
Nicole Katts
Administrative Officer
Development Management
Planning & Economic Development

T: +27 21 808 8318
NPK Building, 20 Plein Street
Stellenbosch, 7600
www.stellenbosch.gov.za



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<https://www.westerncape.gov.za/eng/procurement/procurement-conditions>



From: Stompies Admin <stompiesadmin@westerncape.gov.za>
Sent: Friday, 09 December 2022 11:53

To: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>
Cc: 'Admin Stompies' <admin@stompieswood.com>
Subject: [EX] RE: OUTSTANDING INFORMATION: ERF 15416 SB - TP204-2022
Importance: High

Dear Nicole,

Thank you for your mail and hope you are well.

Could you kindly advise what we should be completing on the form sent as I see this is page 2 of 2

Looking forward to your reply.

Have a great day and keep well.

Blessings
Anny

----- Forwarded message -----

From: **Nicole Katts** <Nicole.Katts@stellenbosch.gov.za>
Date: Thu, 08 Dec 2022 at 11:03
Subject: OUTSTANDING INFORMATION: ERF 15416 SB - TP204-2022
To: naudelambrechts@gmail.com <naudelambrechts@gmail.com>

Good day Naude

I trust that you are well.

Please find attached information requested by the planner to be submitted. Once received an invoice will be issued.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

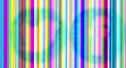
Planning & Economic Development

T: +27 21 808 8318

NPK Building, [20 Plein Street](#)

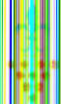
11/11/2023, 12:03

11/11/2023, 12:03:24



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

[https://www.banqueparibas.com/fr/conditions-generales](#)



1

11/11/2023, 12:03:24

Document communiqué en vertu de la loi n° 178 du 1962

not satisfied

20 February 2023

To whom it may concern:

**LETTER OF MOTIVATION FOR A THIRD PARKING SPACE – REFERENCE NUMBER TP204/2022 - ERF
15416 STELLENBOSCH**

I, Naudé Lambrechts with ID number 8803115161084 the owner of the property, would like to request that third parking space be made available for plot number 15416 as the current residence have three vehicles that need to be stationed there during the day or night.

Currently the property has four designation parking bays, two inside the garage and two in the driveway which are located in front of the garage, still on the property.

I look forward to hearing from you, if you have enquiries feel free to contact me on 072 443 3698.

Have a great day and all the best.



Naudé Lambrechts





**STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019: APPLICATION TO REGISTER A PROPERTY FOR
ADDITIONAL USE – HOME LODGING**
(Version 9 June 2021)

I, the undersigned and a Welgevonden Estate homeowner, herewith apply for the following additional use of my property:

- Home lodging (occupied by more than 2 [two] unrelated and independent persons).

PARTICULARS OF APPLICANT

- Initials and surname: Naudé Lambrechts
- Telephone number: 072 443 3698
- E-mail address: naude.lambrechts@gmail.com
- Erf number: _____
- Street address: 19 Haardoring, Welgevonden Estate, Stellenbosch
- Do you permanently reside at the above property?: NO

PARTICULARS OF PROPERTY

- Number of bedrooms in the house: 3
- Number of boarders that will occupy the property: 3
- Number of off-street parking spaces on the property: Garages: 2 Parking bays: 2
- Have there been recent complaints relating to nuisance or parking issues? (Yes/No): NO
- If "yes", please provide more information: NA

SIGNATURE

I, the undersigned Naudé Lambrechts hereby acknowledge that, to the best of my knowledge, all the information contained in this form is correct.

[Signature]

Signature

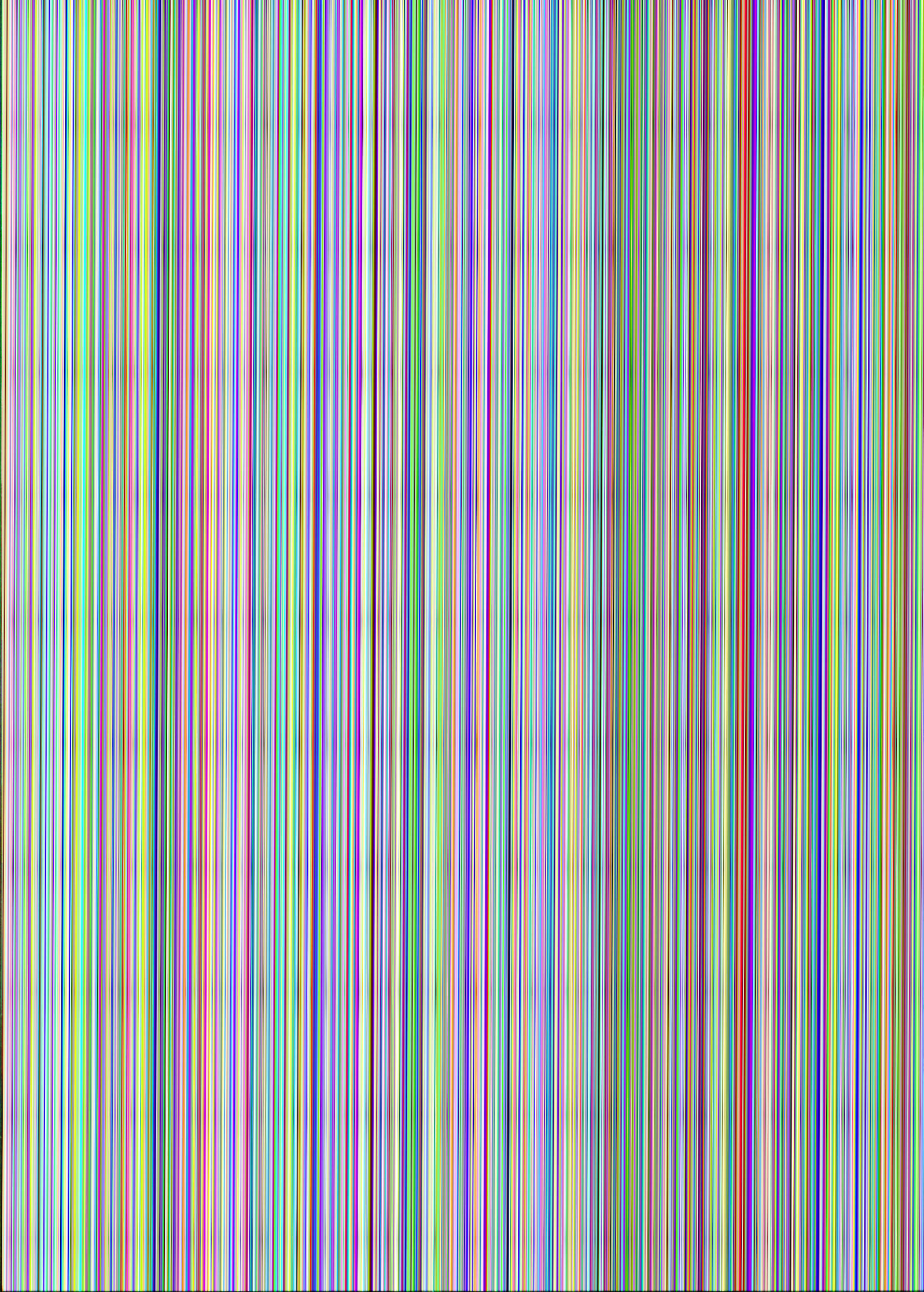
30/8/22

Date

FOR OFFICIAL USE ONLY

- A. Date application received: 30/08/2022
- B. Application received by: admin office
- C. Inspection and comments by Estate Manager:
Recommended for a third tenant as there is enough parking for three vehicles on the property, including garage

Date: 2/9/2022



D. Excom's comments (if applicable):

Date:

E. Decision:

Recommended by the HOA for three tenants

hmv

Estate Manager: Welgevonden Estate

2/9/2022

Date

Applicant informed on:

(date)

Applicant informed by:

(name)





STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Naudé		
Surname	Lambrechts		
Company name (if applicable)			
Postal Address		Postal Code	
Email	Naudelambrechts@gmail.com		
Tel		Fax	Cell 072 443 3698

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Naudé Lambrechts		
Physical address	601 Boschmeyer Estate, Paarl		
		Postal code	7646
E-mail	Naudelambrechts@gmail.com		
Tel		Fax	Cell 072 443 3698

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	15416	Portion(s) if Farm		Allotment area	Stellenbosch
Physical Address	Haakdoorn 19 Welgevonden Estate Stellenbosch				
Current Zoning	Residential	Extent	182 m ² / ha	Are there existing buildings?	☒ N
Applicable Zoning Scheme	Stellenbosch				



Current Land Use	Residential									
Title Deed number and date	T	000005120/2017								
Attached Conveyance's Certificate	Y	☒	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in favour of a third party(ies)?	Y	☒	If Yes, list the party(ies):							
Is the property encumbered by a bond?	☒	N	If Yes, list the bondholder(s): ABSA							
Is the property owned by Council?	Y	☒	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y	☒	Is the building older than 60 years?	Y	☒	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)?	Y	☒	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	☒	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	☒	Are there any land claim(s) registered on the subject property(ies)?			Y	N

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

Has there been any pre-application consultation?	Y	☒	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	☒	If yes, please attach the written feedback received.

* The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE**APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

Type of application: Cost are obtainable from the Council Approved tariffs	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	

* All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

* No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)



15(2)(g) a permission required in terms of the zoning scheme			
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*			
15(2)(i) an extension of the validity period of an approval			
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme			
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*			
15(2)(l) a permission required in terms of a condition of approval			
15(2)(m) a determination of a zoning*			
15(2)(n) a closure of a public place or part thereof			
15(2)(o) a consent use contemplated in the zoning scheme	✓		
15(2)(p) an occasional use of land			
15(2)(q) to disestablish a home owner's association			
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services			
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building			
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity			
15(2)(l) amendment of Site Development Plan			
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines			
OTHER APPLICATIONS			
Deviation from Council Policies/By-laws	R		
Consent / Permission required in terms of a title deed	R		
Technical approval in terms of the Zoning Scheme Bylaw, 2019	R		
Other (specify): _____	R		
TOTAL A:	R		
PRESCRIBED NOTICE AND FEES*** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES**			R
(TOTAL A + B)			R
<p>**The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma Invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.</p> <p>***All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>**** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.</p>			



BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

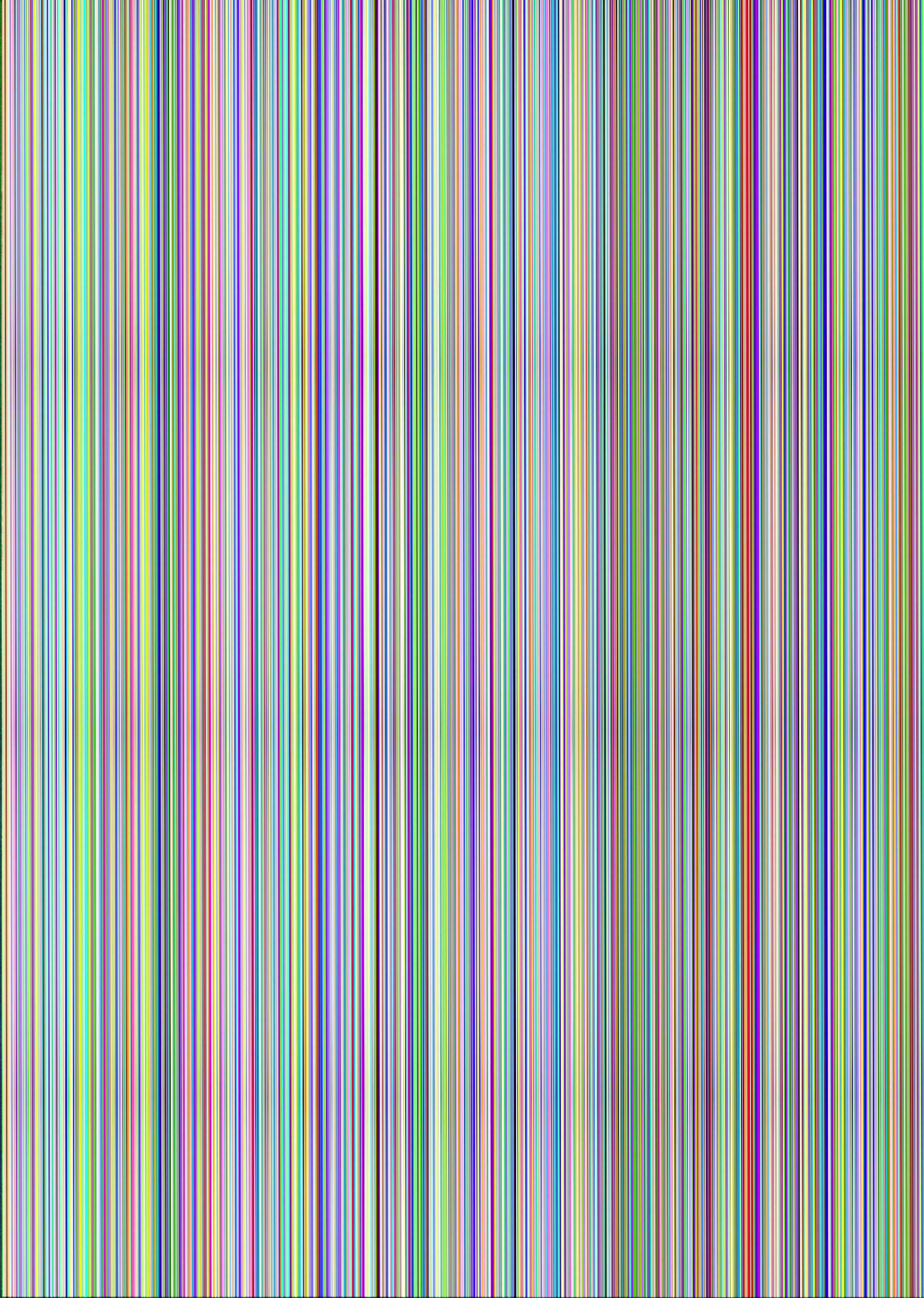
Name & Surname/Company name (details of party responsible for payment)	Nande' Lambrechts
Postal Address	601 Boschenmeyer Estate
Val Number (where applicable)	

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
Consent/Conditional Use/Special Development						
To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
Other (please specify)	<hr/> <hr/> <hr/>					

Brief description of proposed development / Intent of application:

- Rental to non-family member in respect of the family
- Have enough parking in the area of the property and on the property



PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

✓	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
✓	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	Proof of any other relevant right held in the land concerned
Y	N	Written motivation pertaining to the need and desirability of the proposal	Y	N	S.G. diagram / General plan extract (A4 or A3 only)
✓	N	Locality plan (A4 or A3 only) to scale	Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y	N	Proposed subdivision plan (A4 or A3 only) to scale	Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees	✓	N	Proof of registered ownership (Full copy of the title deed)
Y	N	Conveyancer's certificate	Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
Y	N	N/A Consolidation plan (A4 or A3 only) to scale	Y	N	N/A Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A 1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A Landscaping / Tree plan (A4 or A3 only) to scale	✓	N	N/A Home Owners' Association consent
Y	N	N/A Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A Services Report or indication of all municipal services / registered servitudes
Y	N	N/A Copy of original approval and conditions of approval	Y	N	N/A Proof of failure of Home owner's association



Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies		Y	N	N/A	Other (specify)

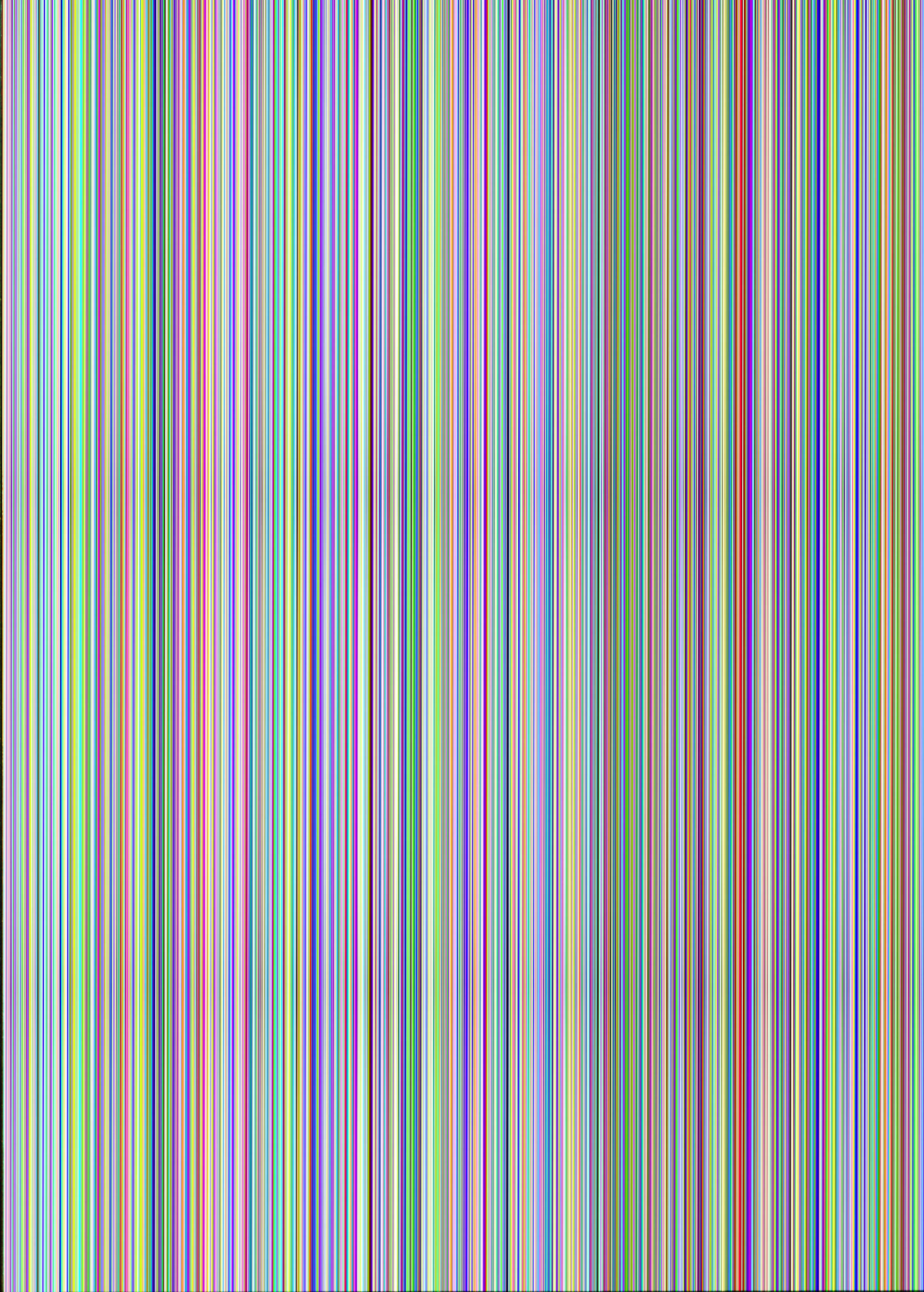
PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
			Y N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y N/A National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y N/A Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.	

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.



9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature: _____

Date: _____

15 Nov 2022

Full name: _____

Nandé Lambrechts

Professional capacity: _____

Registered owner**FOR OFFICE USE ONLY**

Date received: _____

Received By: _____

Municipal Stamp

**STELLENBOSCH MUNICIPALITY
LAND USE MANAGEMENT**

20 APRIL 2023

FOR ATTENTION: BULELWA MDODA / THUTHULA MAZANA

Dear Thuthula / Bulelwa

**RE: LETTER OF MOTIVATION FOR A THIRD PARKING SPACE
REFERENCE NUMBER TP204/2022
ERF 15416 STELLENBOSCH (19 HAAKDORING STREET, WELGEVONDEN ESTATE)**

With reference to the abovementioned.

I hereby kindly request that my request for a third parking space be approved for my property situated at 19 Haakdoring Street, Welgevonden Estate.

I hereby confirm the following as motivation for my request:

1. I currently have three occupants residing on the property (commune), which three occupants all have motor vehicles that need to be parked during the day and/or night on the property within the Welgevonden Estate;
2. The property has four designated parking bays on the site development plan previously provided to you, and currently only two of the four parking bays are being utilized;
3. My attorney, Albert de Lange, of O'Reilly Law has already proceeded to contact one of your Town Planners (Gerrit) as you were not available during which conversation Gerrit confirmed that the consent letter from the Welgevonden Estate HOA should refer to "Stellenbosch Municipality Zoning Scheme By-Law 2019: Application for Consent Use for a Commune"; and
4. My attorney has already obtained the signed consent letter, dated 18 April 2023, from the Welgevonden Estate HOA whose consent letter supports my request. The consent letter will accompany this letter in the email which my attorney will send to you after I have signed this letter.

In light of the above, I would hereby like to reply as follow on the outstanding requirements set out in the email from Thuthula to Bulelwa dated 8 March 2023 which was forwarded to us on 9 March 2023:

1. *The consent forms submitted from the Welgevonden Estate HOA states an application for home lodging which is a Technical Approval application. Applicant is required to amend the form to reflect the correct application.*
 - 1.1. We have obtained the amended consent letter from the Welgevonden Estate HOA as mentioned above and request that the same be accepted.

2. A written motivation, motivating the intended use must be submitted. The motivation must stipulate all necessary information pertaining to the proposed establishment/enterprise and number of people that will be accommodated in the commune.

2.1. The intended use would be for a third resident on my property to be able to park within the Welgevonden Estate on the designated parking bay on my property and to enjoy the full use and access to the Welgevonden Estate; and

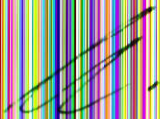
2.2. There will be three people residing on my property (the commune) and accommodated therein.

In conclusion, I humbly request that my request, as the owner of the property, be approved as I believe that all the necessary requirements have been met and sufficient motivation has been provided.

I kindly request that all further correspondence be sent directly to my attorney with us copied therein.

I look forward to your earliest response, with hopefully your approval and invoice herein.

Kind regards,



Naude Lambrechts

072 443 3698

18 April 2023

Mr N Lambrechts
19 Haakdoring Street
Erf 15416
Welgevonden Estate
Stellenbosch, 7600

Dear Mr Lambrechts

STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019: APPLICATION FOR CONSENT USE FOR A COMMUNE

The Welgevonden HOA received your application for consent use for occupation of more than two unrelated and independent persons.

This letter serves to confirm that, following an inspection of the premises, the HOA grants their permission for your application to the Stellenbosch Municipality for consent use in terms of the By-Law.

Please submit your application to Stellenbosch Municipality for their technical approval:

Department: Landuse and Development
Email address: Bulelwa Mdoda Bulelwa.Mdoda@stellenbosch.gov.za

Once approval from Stellenbosch Municipality has been granted, please supply us with the relevant documentation confirming the technical approval.

Please submit to admin@welgevonden.co.za

Yours faithfully



Estate Manager
Gawie Marx



14 14

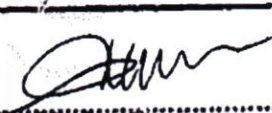
VANDERSPUY
CAPE TOWN

VanderSpuy Cape Town
4th Floor
14 Long Street
Cape Town
8000

Prepared by me

CONVEYANCER
LESTER ELEAZAR KLUE

Fee endorsement		Office fee
Purchase price/Value	Amount R. 2.350.000,00	R. 1200,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t.o. Cat. section Act.	

VERBOD MORTGAGED	
V.R. 1 991 500,00	
B 000002373 / 2017	 REGISTRAR OF DEEDS
07 FEB 2017	

T 000005120 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Fuad Ol VUET

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed SOMERSET WEST at on 7 DECEMBER 2016 granted to him by

The Trustees for the time being of GREEN OAKS TRUST
Registration Number IT765/1999

DATA / VERIFY
21 FEB 2017
INSTRUMENT ENCLOSED

DATA/CAPTURED
20 FEB 2017
ZAKHARA



And the appearer declared that his said principal had, on 15 July 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

NAUDE LAMBRECHTS
Identity Number 880311 5161 084
Unmarried

his Heirs, Executors, Administrators or Assigns, in full and free property

ERF 15416 STELLENBOSCH,
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH,
PROVINCE OF WESTERN CAPE

IN EXTENT 182 (ONE HUNDRED AND EIGHTY-TWO) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer Number T39730/2006 with General Plan Number 957/2005 annexed thereto

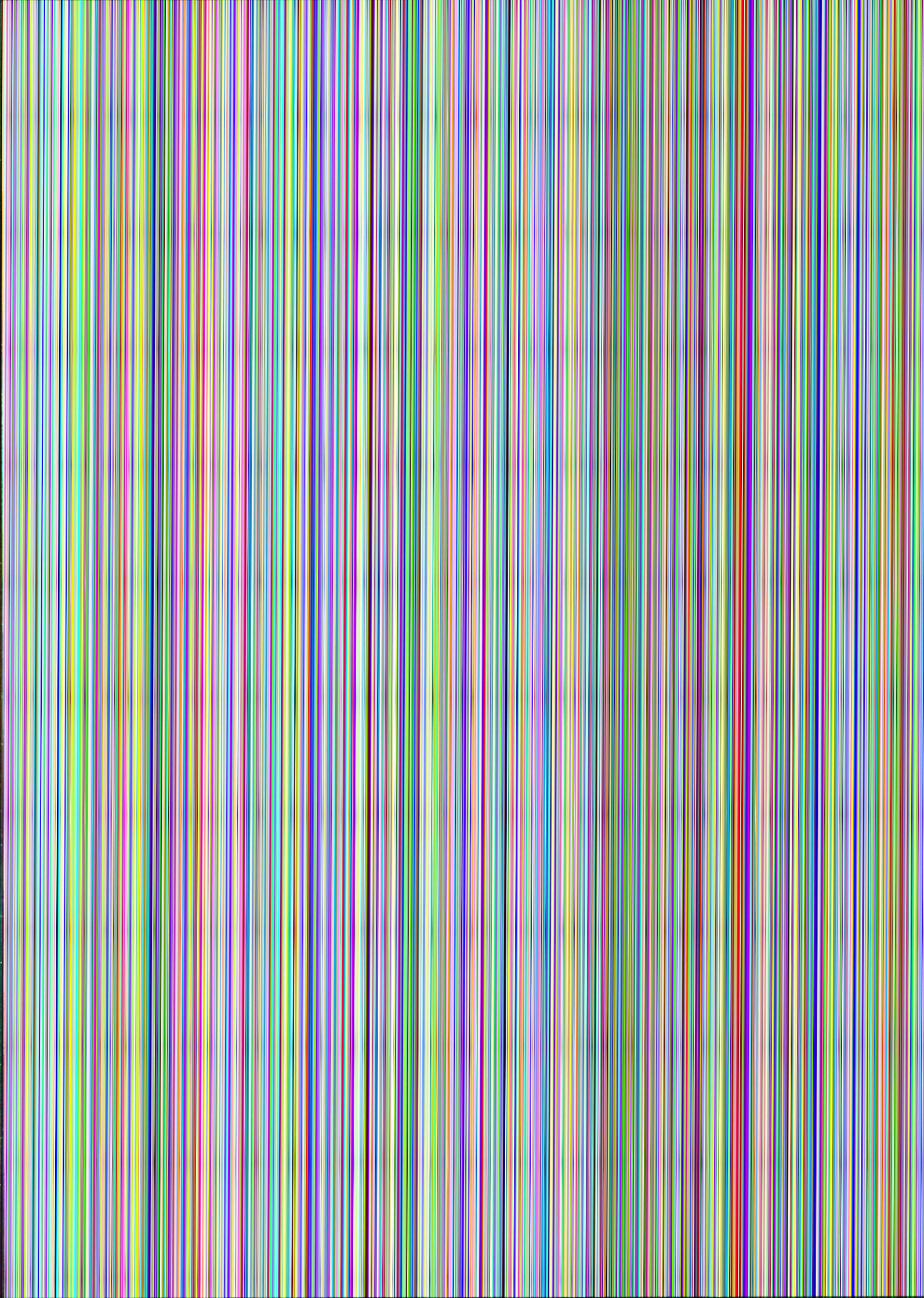
- A. SUBJECT to the conditions referred to in Deed of Transfer Number T3974 dated 05 July 1916.
- B. SUBJECT to the following conditions as contained in Deed of Transfer T39730/2006 and imposed by the Municipality of Stellenbosch in terms of Section 42(1) Ordinance 15 of 1985 in favour of The Welgevonden Homeowners Association:

"Die eienaar van die erf, of die eienaar van 'n onderverdeling daarvan, of eienaar van enige eenheid daarop, sal nie daarop geregtig wees om die erf of enige onderverdeling daarvan, of enige belang daarin, of enige eenheid daarop, oor te dra sonder 'n uitklaringstifikaat van The Welgevonden Homeowners' Association ("die Hulseienaarsvereniging") dat daar aan die bepalings van die Konstitusie van die Hulseienaarsvereniging voldoen is en dat die transportnemer hom tot bevrediging van die Hulseienaarsvereniging verbind het om 'n lid van die Hulseienaarsvereniging te word.

Elke eienaar van die erf, of eienaar van 'n onderverdeling daarvan, of eienaar van enige eenheid daarop, sal outomaties 'n lid van die Hulseienaarsvereniging word en bly en onderworpe wees aan die Hulseienaarsvereniging se Konstitusie totdat hy ophou om 'n eienaar soos voormeld te wees.

Nóg die erf nóg enige onderverdeling daarvan nóg enige eenheid daarop, mag aan enige persoon oorgedra word wie hom nie tot bevrediging van die Hulseienaarsvereniging verbind het nie om 'n lid van die Hulseienaarsvereniging te word.

Vir doeleindes van die voorafgaande sluit enige verwysing na "eienaar" ook 'n hulseienaarsvereniging of 'n beheerliggaam in wat ten opsigte van 'n onderverdeling van die erf of die opening van 'n deeltitelregister ten opsigte van die erf, na gelang van die geval, tot stand mag kom."



WHEREFORE the said Appearer, renouncing all right and title which the said

The Trustees for the time being of GREEN OAKS TRUST
Registration Number IT765/1999

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

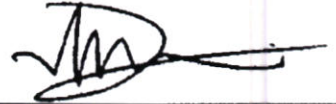
NAUDE LAMBRECHTS, Unmarried

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 350 000,00 (TWO MILLION THREE HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

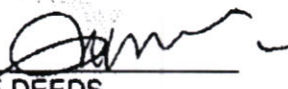
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

7 February 2017



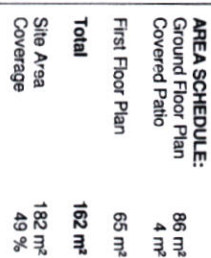
q.q.

In my presence



REGISTRAR OF DEEDS

1 : 100



must be taken into account in construction.

[illegible]

03	Date	1
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CONFORM SANS 10142

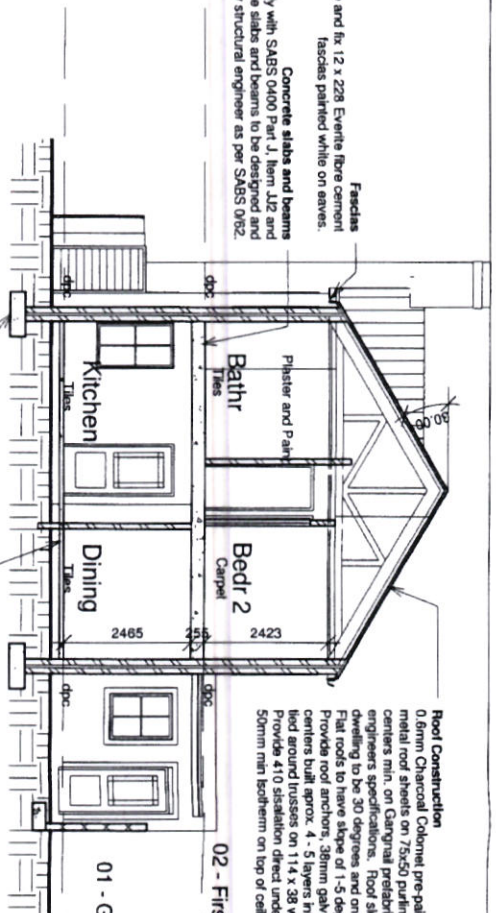
PP623/07	1:1
----------	-----

Drawn by _____



Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Concrete slabs and beams
To comply with SABS 0400 Part J, Item J12 and concrete slabs and beams to be designed and approved by structural engineer as per SABS 0162.



Section A-A
1 : 100

Foundations
All foundations and foundation walls as per SABS 0400 Part H and Part K and 850x250 for loadbearing walls.

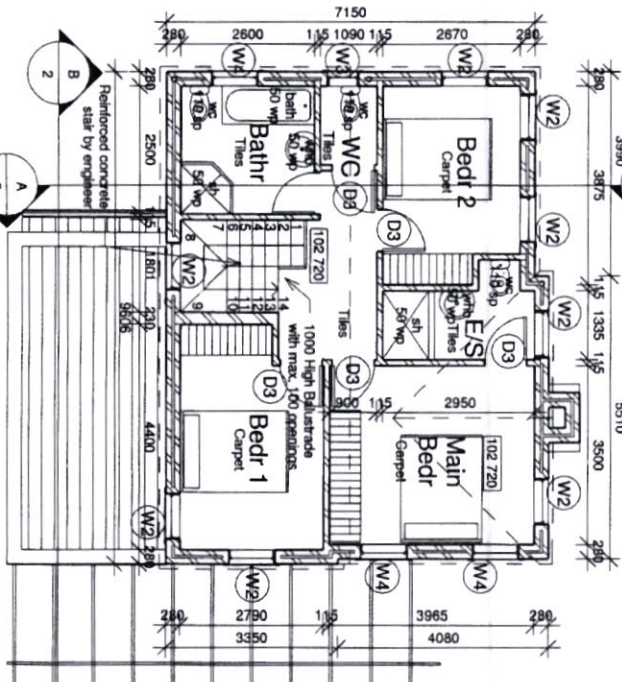
Floor Construction
Ceramic floor tiles of floor finish as per clients choice on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic fill material.

Roof Construction
0.6mm Charcoal Coloured pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centres min. on Garginal prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Fall roofs to have slope of 1-5 degrees. Provide roof anchors, 30mm gals, hoop iron at truss centres but approx. 4-5 layers into brickwork and bed around trusses on 114 x 38 wall plate. Provide 410 stainless steel under roof sheets and 50mm man bottom on top of ceiling between trusses.

02 - First Floor Plan
2720

01 - Ground Floor Plan
0

STADSRAAD STELLENBOSCH
TOWN COUNCIL
15/04/16
10-06-08
20/6/2008
BOUWER BEAUPTE
BUILDING OFFICER



02 - First Floor Plan
1 : 100

Floor Construction
Ceramic floor tiles of floor finish as per clients choice on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic fill material.

Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Plaster and Paint as per guidelines

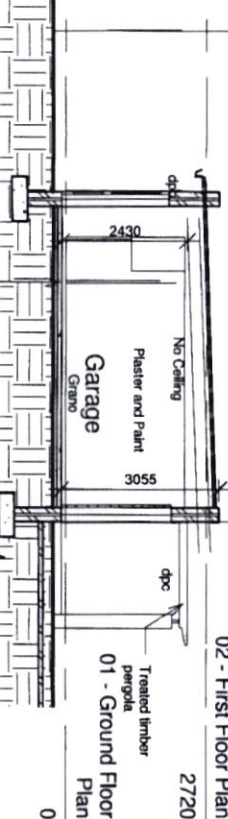
Roof Construction
0.6mm Charcoal Coloured pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centres min. on Garginal prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Fall roofs to have slope of 1-5 degrees. Provide roof anchors, 30mm gals, hoop iron at truss centres but approx. 4-5 layers into brickwork and bed around trusses on 114 x 38 wall plate. Provide 410 stainless steel under roof sheets and 50mm man bottom on top of ceiling between trusses.

230 x 50mm from 20mm CCS

02 - First Floor Plan
2720

01 - Ground Floor Plan
0

Section B-B
1 : 100



DENNIS MOSS VEN, ING GOEDKEURER
TEL: (021) 887 0124
FAXS: (021) 886 5393
REG NR: 1990/04009/21
DATE: 07 APR 2008

- Copyright and right of reproduction of the drawing or design is reserved by the architect.
- Any part of the drawing or design may not be copied or reproduced without the written consent of the architect.
- The contractor is responsible for correct setting out of the works, at all times, and for maintaining the same.
- Contractor to verify all levels, heights and dimensions before commencing work.
- Contractor to ensure that all details shown on the drawings are in compliance with local authority by-law.
- Contractor to be responsible for the safety of the works on site and to protect them from damage throughout the duration of the work.
- The architect is not responsible for any damage to existing structures or to any person or property caused by the works.
- Contractor to be responsible for the safety of the works on site and to protect them from damage throughout the duration of the work.
- Contractor to be responsible for the safety of the works on site and to protect them from damage throughout the duration of the work.
- Contractor to be responsible for the safety of the works on site and to protect them from damage throughout the duration of the work.

pretplan

BOUPLANNE BUILDING PLANS
Botha Pretorius

Green Oaks Trust

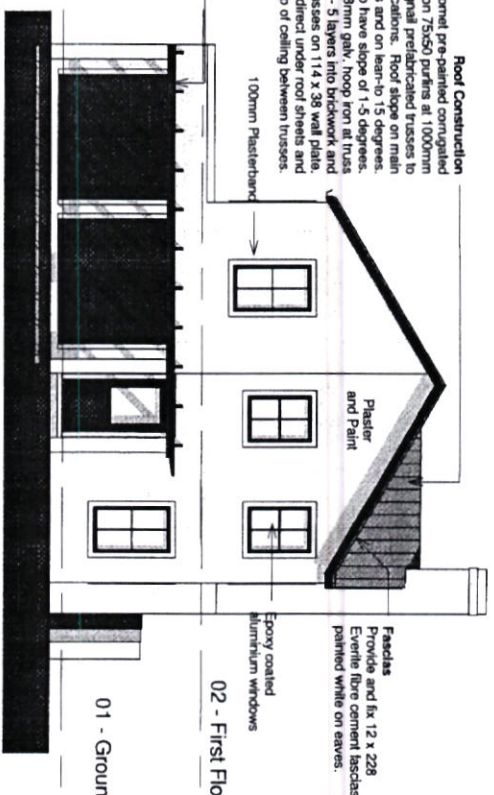
Proposed New Dwelling on Erf 15416, Welgevonden, Stellenbosch

First Floor Plan Sections ALL ELECTRICAL INSTALLATIONS
CONFORM SANS 10142

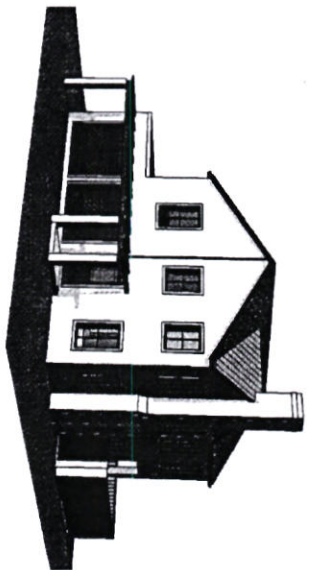
Project number	PP623/07	Scale	1 : 100
Sheet number	2	Date	03.03.08
Drawn by	Botha		



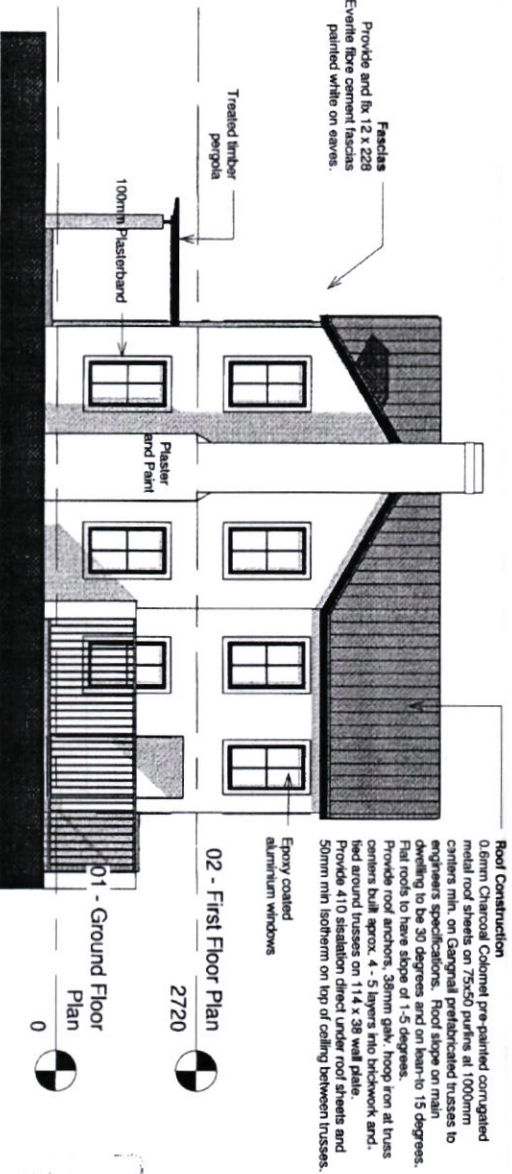
Roof Construction
0.6mm Chacoal Colomel pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centers min. on Gangnaal prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Flat roofs to have slope of 1-5 degrees. Provide roof anchors, 38mm galy, hoop iron at truss centers built approx. 4 - 5 layers into brickwork and tied around trusses on 114 x 38 wall plate. Provide 410 stainless steel under roof sheets and 50mm min isotherm on top of ceiling between trusses.



1
East Elevation
1 : 100



3
3D View 1



2
North Elevation
1 : 100

Fascias
Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Treated timber pergola

100mm Plasterboard

Plaster and Paint

Epoxy coated aluminium windows

02 - First Floor Plan
2720

01 - Ground Floor Plan
0

Roof Construction
0.6mm Chacoal Colomel pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centers min. on Gangnaal prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Flat roofs to have slope of 1-5 degrees. Provide roof anchors, 38mm galy, hoop iron at truss centers built approx. 4 - 5 layers into brickwork and tied around trusses on 114 x 38 wall plate. Provide 410 stainless steel under roof sheets and 50mm min isotherm on top of ceiling between trusses.

ALL ELECTRICAL INSTALLATIONS CONFORM SANS 10142

STADSRAND
TOWN COUNCIL
BOPHET
KALIL
16-06-08

DENNIS MOSS VEN. ING GOEDKEUR
TEL. (021) 887 0124
FAXS. (021) 886 5393
REG. NR. 1990/04008/21
DATE 7 APR 2008

1. Copyright and right of reproduction of the drawing or any portion thereof is reserved by the architect/draftsman. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without prior written permission from the architect/draftsman.
2. The contractor is responsible for correct setting out of the work, at all levels, heights and dimensions on site and to check same against the drawings. Before commencing work, the contractor must ensure that all details shown on the drawings are in compliance with local authority by-law and regulations to be used and clearly stating services on site and to protect these from damage throughout the duration of the work.
3. Contractor is to take the appropriate steps to all existing structures on site and to protect these from damage throughout the duration of the work.
4. Contractor is to ensure that all work is carried out in accordance with the drawings and specifications and to all windows, doors, gables or other openings in external walls. Cherry work to have designed g.c.
5. Any subcontractors or labourers must be reported to the architect/draftsman for disciplinary action any work is not to be used.

pretplan

BOUPLANNE BUILDING PLANS

Botba Pretorius

Project: 31424, Maitland, Stellenbosch, 7602
Fax: 021 - 886 9198 Tel: 072 452 9666

Green Oaks Trust

Proposed New Dwelling on Erf 15416, Welgevonden, Stellenbosch

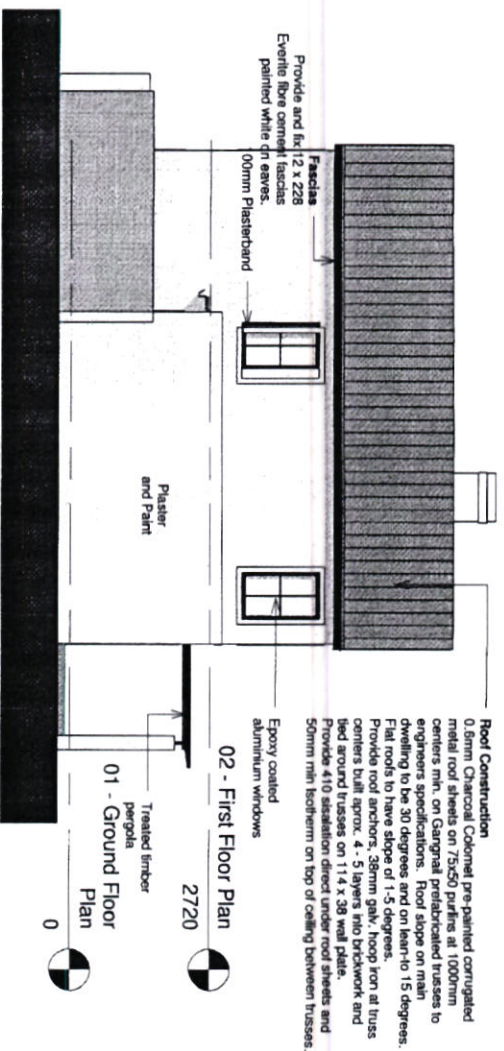
SUBMITTED

Submitted: 16-06-08

Elevations

Project number	Scale
PP623/07	1 : 100
3	Date
	03.03.08
Drawn by	Botha





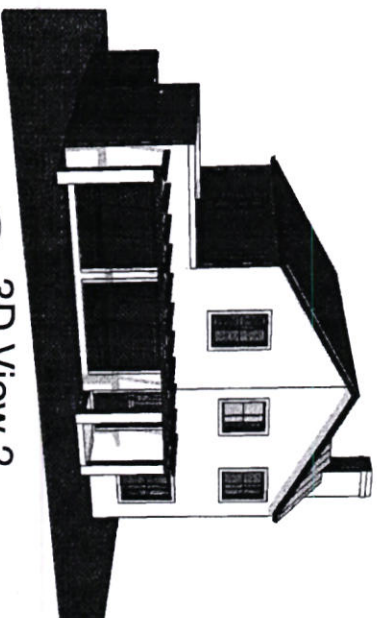
South Elevation

1
1:100



West Elevation

2
1:100



3D View 2

3

ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

STADSRAAD STELLENBOSCH
TOWN COUNCIL
PROJECT NO. 15416
ERF NO. 15416
DATE: 15-06-08
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
BUILDING OFFICER

1. Copyright and right of reproduction of the drawing or any part of it is reserved by the architect/designer. No part of this drawing may be reproduced without the written consent of the architect/designer.
2. The contractor is responsible for correct siting and orientation of the building on the site.
3. The contractor is responsible for correct siting and orientation of the building on the site.
4. Contractor to verify all levels, heights and dimensions of the site and building before commencing work.
5. Contractor is to ensure that all details shown on the drawings are in compliance with local authority by-law.
6. Contractor is to locate and identify existing services on site and to protect these from damage throughout the duration of the work.
7. The contractor is to be approved for all external walls at each floor, beam or parapet level and to all windows, doors, gables or other openings in external walls. Carefully note to have stepped dip.
8. The contractor is to be approved for all external walls at each floor, beam or parapet level and to all windows, doors, gables or other openings in external walls. Carefully note to have stepped dip.
9. The contractor is to be approved for all external walls at each floor, beam or parapet level and to all windows, doors, gables or other openings in external walls. Carefully note to have stepped dip.

pretplan

BOUPLANNE
BUILDING PLANS

Botha Pretorius

Green Oaks Trust

Proposed New Dwelling on
Erf 15416, Welgevonden,
Stellenbosch.

SUBMITTED

Sheet Description:

Elevations

Project number	PP62307	Scale	1:100
4		Date	03.03.08
Drawn by	Botha		

DENNIS MOSS VEN. ING BOERDEKEUR
TEL. (021) 887 0124
FAXS. (021) 886 5393
REG. NR. 1990/04008/21
DATE: 7 APR. 2008
ESTATE: GREEN OAKS TRUST
PROJECT: PROPOSED NEW DWELLING ON ERF 15416, WELGEVONDEN, STELLENBOSCH.
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
BUILDING OFFICER



Project number	Scale
PP62307	1 : 100
1	Date
	03.03.0
	Drawn by
	Bofha



1 01 - Ground Floor Plan
1 : 100



(STELLENDUCH ALLOMENT AREA)

of

Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Province of Western Cape

SCALE 1:300

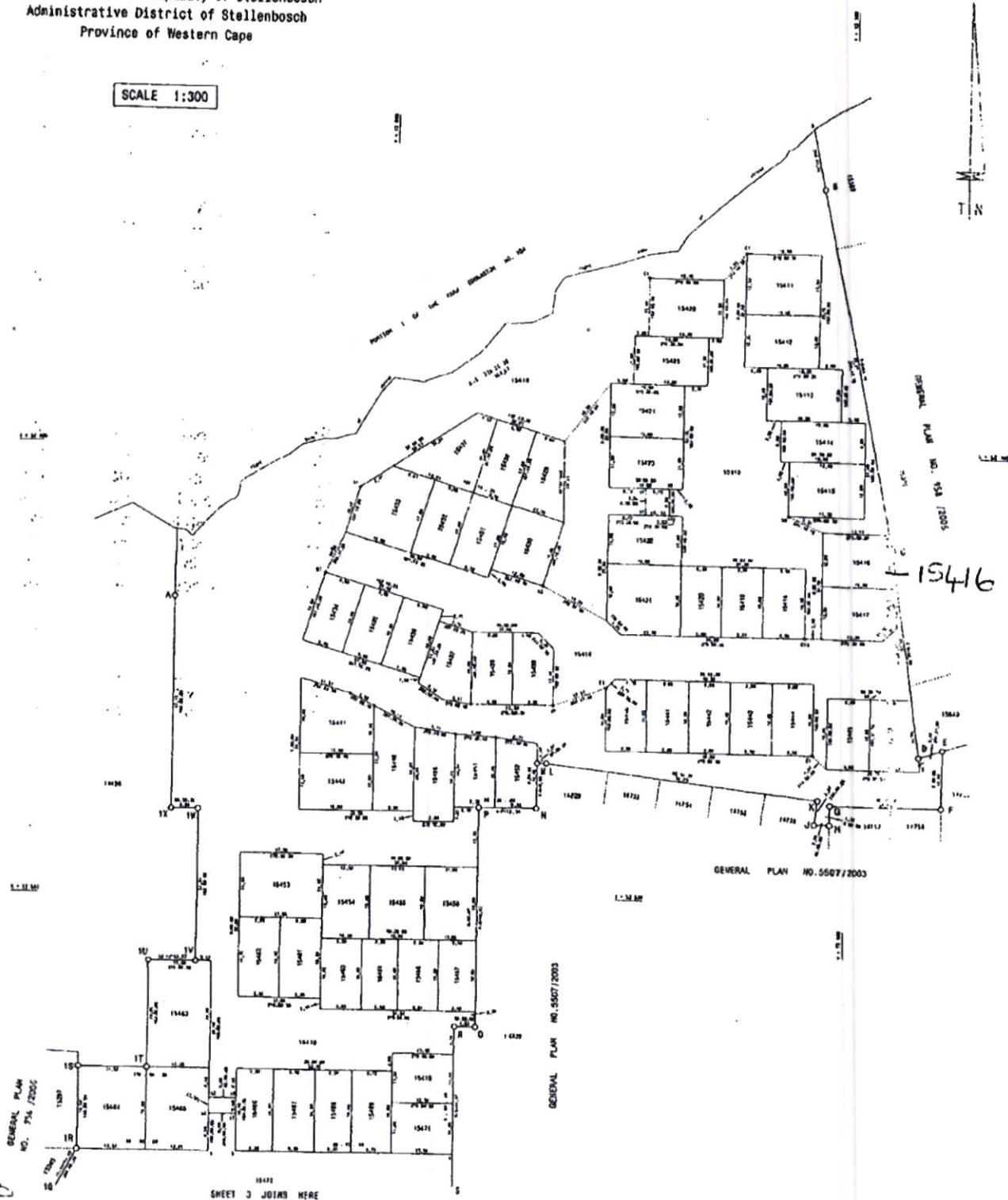
This group is just the "front end" of the 4 subgroups. To place the members of the other 3 groups in order and assign percentages to the 4th of the group and to balance the final group's share we are using formulas for finding fractions which allow one to go on-and-on (which is the "computer" feature of the applet).

July 1, December 2000

GB

OF BALANCE FORMULA IN LAST MESSAGE

Provisionally approved:
Shirley J. [Signature]
 for Surveyor General
 Date: 2.005.124.15
 Approved:
 for Surveyor General
 Date:

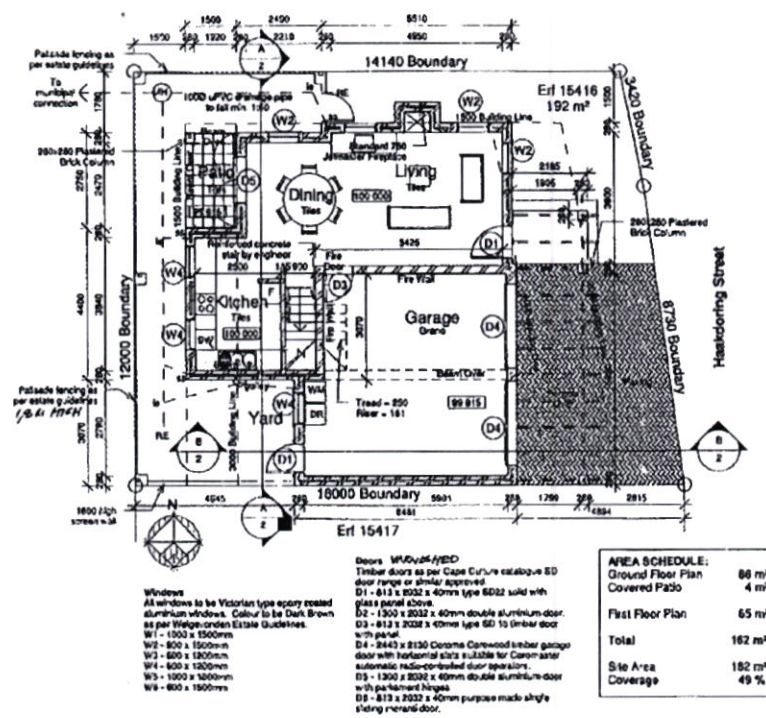


S.O. FILE NO 66005
SUBJECT ACCORD : E 480/2205
COMPILATION : 0400-APS-005000
SP. LANGUAGE : EN-ENG (2775)

 $\frac{1}{A}$



01 - Ground Floor Plan 1:100



Sanitaryware
Provide 200L Keelco steel grey in ceiling above bathroom as per suppliers specification. Toilet, semi-closed coupled floor mounted toilet. Bath to be Pixer acrylic with Cebra bath mixer with hand shower and spray. Bathing Vial basin in vanity slab with Cebra mixer taps. Shower to be Pixer shower tray with showering glass door glass screen and Cebra underwall taps and shower rose as per client's choice and approval.

Roof Construction
0.6mm Chlorinated Polyethylene pre-painted corrugated metal roof sheets on 750mm purlins at 1000mm centres min. on Gable end pre-painted steel to eave specification. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Flat roofs to have slope of 1:5 degrees.
Provide roof anchors, 30mm girth, hoop iron at truss centres built apex. 1 - 8 layers into bathroom and seal around trusses on 114 x 38 wall plate.
Provide 410 stainless steel under roof sheets and 60mm min bottom on top of ceiling between trusses.

Callings
6.6mm Reinforced ceiling concrete slumped and lead to underside of 28-35 SA Pine ceiling boarding at 300mm centres fixed to underside of gable end trusses. 18-20mm gypsum cornice to each designer spec. to cover wall / ceiling joints finished with white paint.

Fencing
Provide and fix 12 x 218 Eventide fibre cement fences painted white on cement.

Concrete slabs and beams
To comply with SABS 0400 Part 2, Item J41 and concrete slabs and beams to be designed and approved by structural engineer as per SABS 0402.

Foundations
All foundations and foundation walls as per SABS 0400 Part H and Part K and SABS 0402 for landscaping walls.

Electrical Installation
To be done by registered electrician and electrician to be named on drawings. All wiring to be as per Owners choice and approval. Pre-paid metering system to be installed.

Outlets and Downpipes
To be seamless aluminium gutters and eaves. eaves and downpipes. Colour to match windows.

Cupboards
Kitchen cupboards will be melamine finish. All doors and drawers to be melamine finish. All doors and drawers to be melamine finish. All doors and drawers to be melamine finish.

Damp Proof Course
Provide DPC under walls and window sills, window sills and cavity walls. Comply SABS green under concrete slabs as per suppliers specifications.

Floor Construction
Concrete floor slabs of floor finish as per clients choice on 150mm cement screed on 100mm concrete floor slabs of min. 15 Mpa strength after 28 days on 250mm DPC on 300mm sand and bed on well compacted non-expanding 18 mm material.

Walls
280mm cavity and 200mm load bearing walls built with best quality RSC clay bricks laid in chamber bond in 1:3 cement mortar with wall ties and brickwork in every 4 courses and plaster with min. 15mm, 1:3 cement plaster (render) and smooth and painted. Part 1 undercoat and 2 coats Masonry Emulsion. All paint and colour as per Witteveen-Estate Guidelines. Cavity walls to have weep holes at 1000mm centres and cavity to be washed out regularly when walls are constructed. Care must be taken that dpc is not damaged during construction.

DENNIS MOSS VEN. INC. DRAFTER

TEL: (021) 887 8124
FAX: (021) 886 0993
REG. NPL 1990/4008/21

BATHING

DATE: 07 APR 2004

NOTE: READ CAREFULLY
This drawing is the property of the drafter and is not to be used for any other purpose without the written consent of the drafter. The drafter is not responsible for any errors or omissions in this drawing. The drafter is not responsible for any errors or omissions in this drawing. The drafter is not responsible for any errors or omissions in this drawing.

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pretplan

BOUPLANNE

BUILDING PLANS

Botha Pretorius

Green Oaks Trust

Proposed New Dwelling on
Erf 15416, Welgevonden,
Stellenbosch

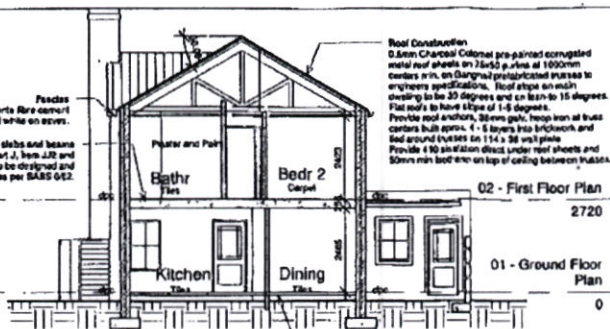
Ground Floor Plan
ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

Project number PP623/07
Scale 1:100
Date 03.03.08
Drawn by Botha



Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

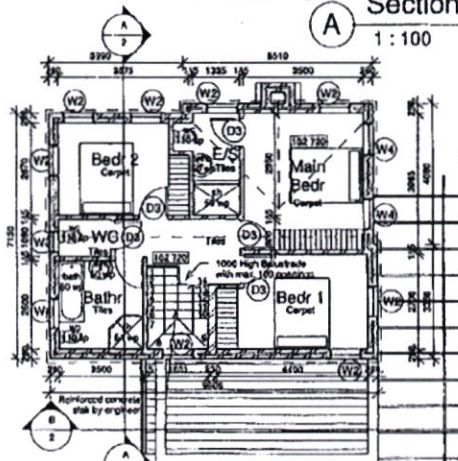
Concrete slabs and beams to comply with SABS 0400 Part J, Item J32 and concrete slabs and beams to be designed and approved by structural engineer as per SABS 042.



Section A-A
1:100

All foundations and foundation walls as per SABS 0400 Part H and Part K and 850x250 for loadbearing walls.

Floor Construction
Ceramic floor tiles of floor finish as per clients choice of size on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic 15 material.



02 - First Floor Plan
1:100

STELLENBOSCH
10-06-07
20/6/2007
JULIEN REAMTJE
JULIEN REAMTJE

DENNIS MOSS VEN. INC. (Pty) Ltd.
TEL: (021) 887 0124
FAX: (021) 886 6393
REG. NPL 1990/04008/21
DATE: 07 APR 2008

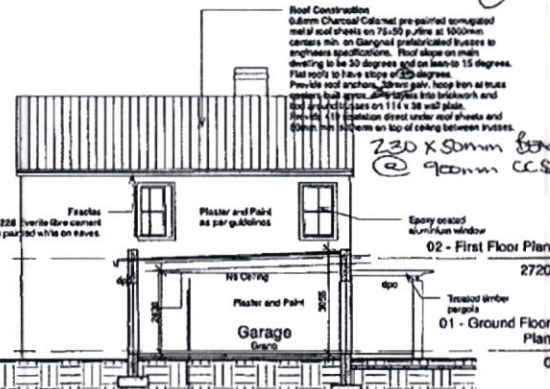
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8. The drafter is not responsible for any errors or omissions in the drawing.

pretplan
BOUPLANNE
BUILDING PLANS
Botha Pretorius
Pretorius 145, Mamelodi, Pretorius 145, Pretorius 145, Pretorius 145
Pretorius 145, Pretorius 145, Pretorius 145, Pretorius 145

Green Oaks Trust
Proposed New Dwelling on
Erl 15416, Wolgavonden,
Stellenbosch

First Floor Plan Sections
ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

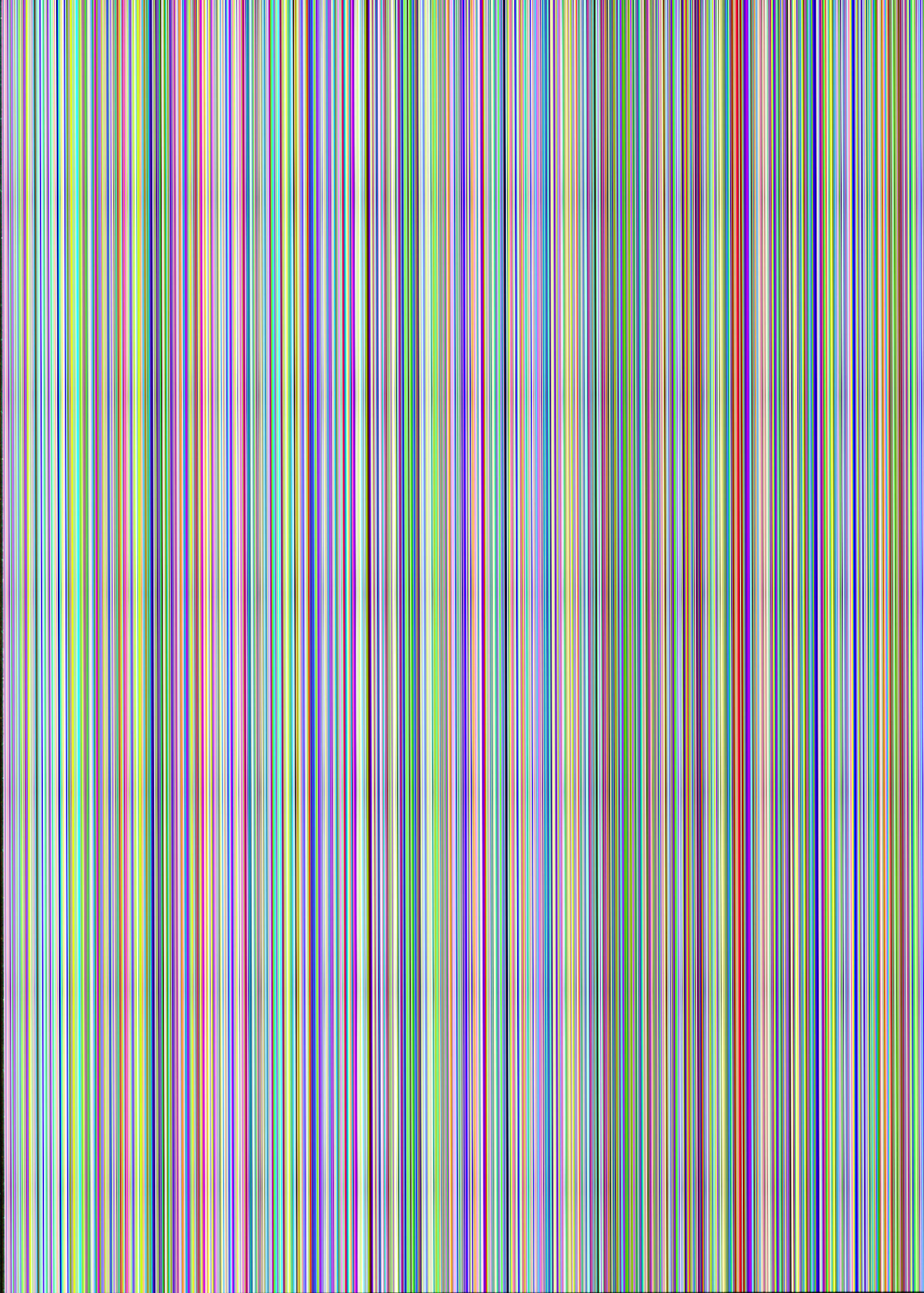
Project Number	PP623/07	Scale	1:100
Sheet	2	Date	03.03.08
Drawn by	Botha		



Section B-B
1:100

Floor Construction
Ceramic floor tiles of floor finish as per clients choice on 25mm cement screed on 100mm concrete floor slab of min. 15 Mpa strength after 28 days on 250 micron DPC on 50mm sand bed on well compacted non-organic 15 material.

All foundations and foundation walls as per SABS 0400 Part H and Part K and 850x250 for loadbearing walls.



DATE 2 APR 70

8. Capabilities of flight of animal either on the ground or in water or through a fluidity by air and such capabilities
9. Quality of the muscles and workability in carrying out the various tasks
10. The manner in which animals are trained to perform the various tasks, including and beyond the usual, such as, where relevant
11. Contribution to safety of health, hygiene and domestic use of animals
12. The manner in which the animals are trained to perform any work in and
13. Contribution to the manner in which animals perform on the ground and in the water
14. Contribution to the manner in which animals perform on the ground and in the water
15. Contribution to the manner in which animals perform on the ground and in the water
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Green Oaks Trust
Proposed New Dwelling on
Erf 15416, Welgevonden,
Stellenbosch

Project number	PP623/07	Scale	1 : 100
	3	Date	03.03.
		Drawn by	Botha

STANDARD TELETYPE UNIT
STATIONER
6/10/67 1544
b-6-08
26/67
OFFICE

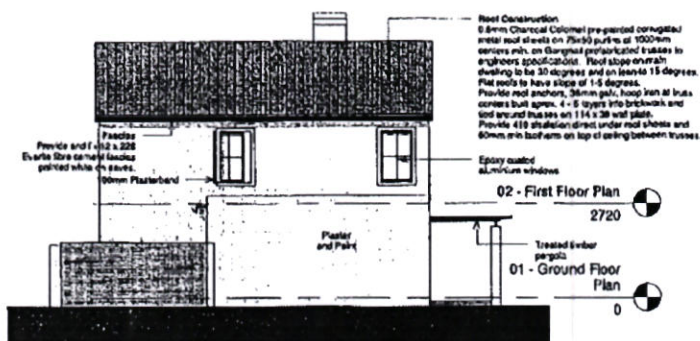
A black and white illustration of a two-story house. The house has a gabled roof and a prominent chimney on the right side. There are several windows, some with shutters. A small porch or veranda is visible on the left side of the house. The house is set on a dark, flat ground.

3 3D View 1

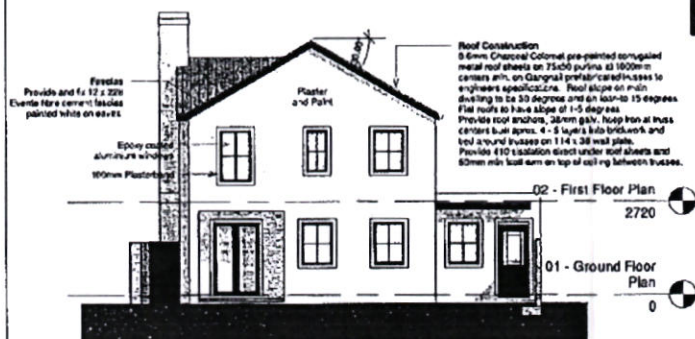
02 - First Floor Plan 2720 

01 - Ground Floor Plan 

② North Elevation
1 : 100



1 South Elevation
1:100



2 West Elevation
1:100



3 3D View 2

DENNIS MOSS VEN. ING. BOEDERKEUR
TEL. (021) 887 0124
FAXS. (021) 888 5393
REG. NTL. 1990/04008/21
DATUM 07 APR 2008

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2. Study of documents and accuracy to comply with the client's requirements.
3. The architect is responsible for correct interpretation of the client's requirements and for the accuracy of the drawing.
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pretplan
BOUPLANNE
BUILDING PLANS
Botha Pretorius
Pretorius 1145, Maitland, Stellenbosch, 7601
Fax: 021-888 5184 Tel: 021-888 0888

Project
Green Oaks Trust
Proposed New Dwelling on
Erl 16416, Welgevonden,
Stellenbosch.

SUBMITTED

Drawn By: [Signature]

Elevations

ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

STADSHAAN
TECHNISCHE
STELLENBOSCH
10-06-08
23/06/08
A. THOMASSEN
P. BLANKING OFFICER

Project No.	PP623/07	Scale	1:100
Drawn	4	Date	03.03.08
Drawn by	Botha		



Outstanding info

Nicole Katts

From: Nicole Katts
Sent: Thursday, 08 December 2022 11:02
To: naudelambrechts@gmail.com
Subject: OUTSTANDING INFORMATION: ERF 15416 SB - TP204-2022
Attachments: ERF 15416 SB - TP204-2022.pdf

Good day Naude

I trust that you are well.

Please find attached information requested by the planner to be submitted. Once received an invoice will be issued.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm





STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Naude'		
Surname	Lambrechts		
Company name (if applicable)			
Postal Address			Postal Code
Email	naude.lambrechts@gmail.com		
Tel		Fax	Cell
			072 443 3698

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	Naude' Lambrechts		
Physical address	601 Boschmeester Estate, Pniel		Postal code
			7646
E-mail	naude.lambrechts@gmail.com		
Tel		Fax	Cell
			072 443 3698

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven. / Farm No.	15416	Portion(s) if Farm		Allotment area	Stellenbosch
Physical Address	Haakdoring 19 Welgevonden Estate Stellenbosch				
Current Zoning	Residential	Extent	182 m ² / ha	Are there existing buildings?	☒ N
Applicable Zoning Scheme	Stellenbosch				



Current Land Use	Residential									
Title Deed number and date	T	000005120/2017								
Attached Conveyance's Certificate	Y	☒	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in favour of a third party(ies)?	Y	☒	If Yes, list the party(ies):							
Is the property encumbered by a bond?	☒	N	If Yes, list the bondholder(s): ABSA							
Is the property owned by Council?	Y	☒	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y	☒	Is the building older than 60 years?	Y	☒	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)?	Y	☒	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?			Y	☒	If yes, is this application to legalize the building / land use??			Y	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?			Y	☒	Are there any land claim(s) registered on the subject property(ies)?			Y	N	
PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY										
Has there been any pre-application consultation?			Y	☒	If Yes, please attach the minutes of the pre-application consultation.					
Has the pre-application scrutiny form been submitted?			Y	☒	If yes, please attach the written feedback received.					
* The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.										
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE										
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)										
Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>										Tick
15(2)(a) rezoning of land*										
15(2)(b) a permanent departure from the development parameters of the zoning scheme										
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land										
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*										
15(2)(e) a consolidation of land that is not exempted in terms of section 24*										
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*										

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)



15(2)(g) a permission required in terms of the zoning scheme			
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*			
15(2)(i) an extension of the validity period of an approval			
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme			
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*			
15(2)(l) a permission required in terms of a condition of approval			
15(2)(m) a determination of a zoning*			
15(2)(n) a closure of a public place or part thereof			
15(2)(o) a consent use contemplated in the zoning scheme	✓		
15(2)(p) an occasional use of land			
15(2)(q) to disestablish a home owner's association			
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services			
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building			
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity			
15(2)(l) amendment of Site Development Plan			
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines			
OTHER APPLICATIONS			
Deviation from Council Policies/By-laws	R		
Consent / Permission required in terms of a title deed	R		
Technical approval in terms of the Zoning Scheme Bylaw, 2019	R		
Other (specify): _____	R		
TOTAL A:	R		
PRESCRIBED NOTICE AND FEES*** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
	TOTAL B:		R
	TOTAL APPLICATION FEES**		R
	(TOTAL A + B)		
<p>**The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma Invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.</p> <p>***All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>**** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.</p>			



BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)

Nande' Lambrechts

Postal Address

601 Boschenmeee Estate

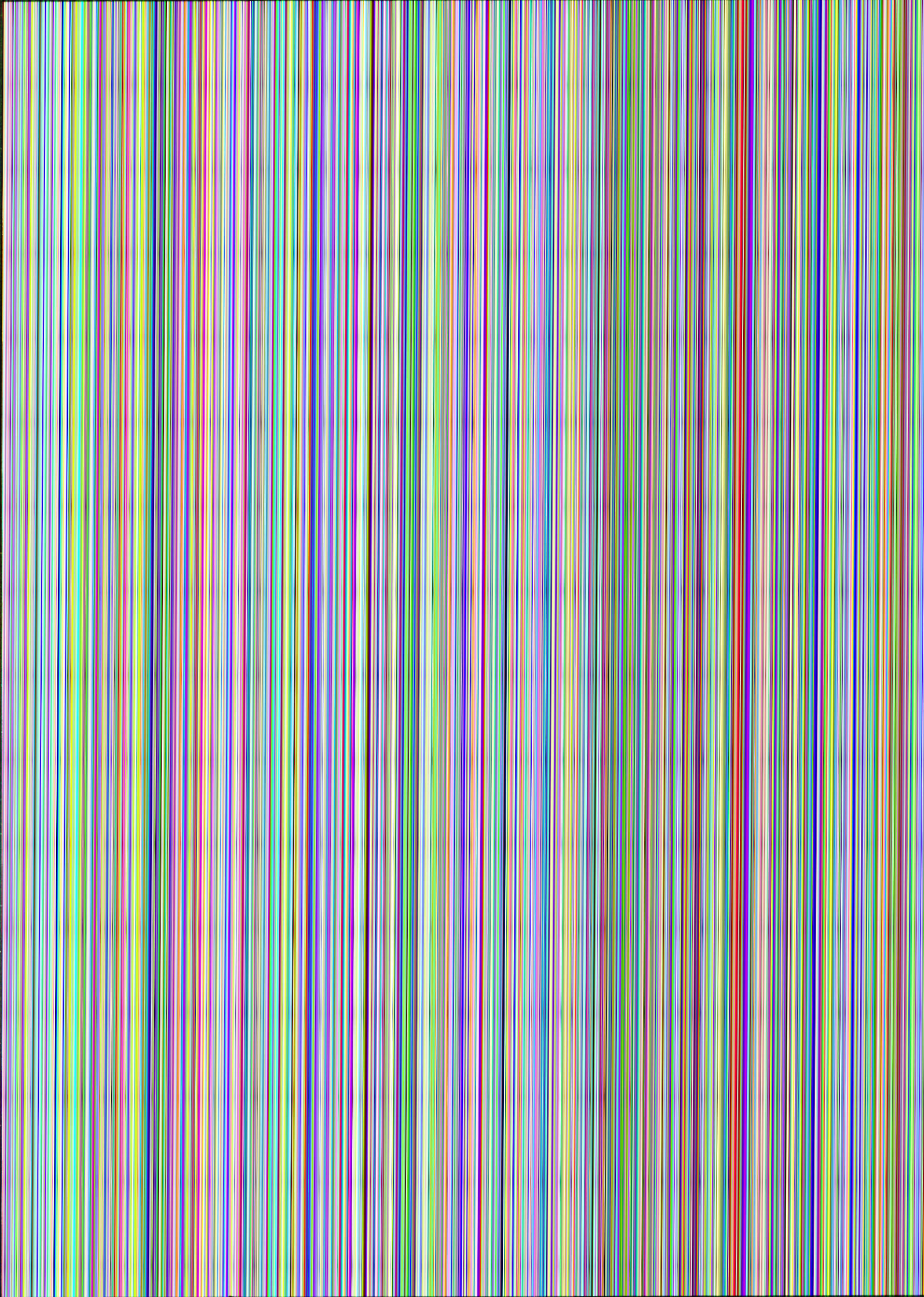
Vat Number (where applicable)

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
Consent/Conditional Use/Special Development						
To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
Other (please specify)	<hr/> <hr/> <hr/>					

Brief description of proposed development / Intent of application:

- Rental to non-family member in respect of the family
- Have enough parking in the area of the property and on the property



Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

✓	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
✓	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
✓	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		✓	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	✓	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Proof of failure of Home owner's association

Y	N	N/A	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies	Y	N	N/A	Other (specify)

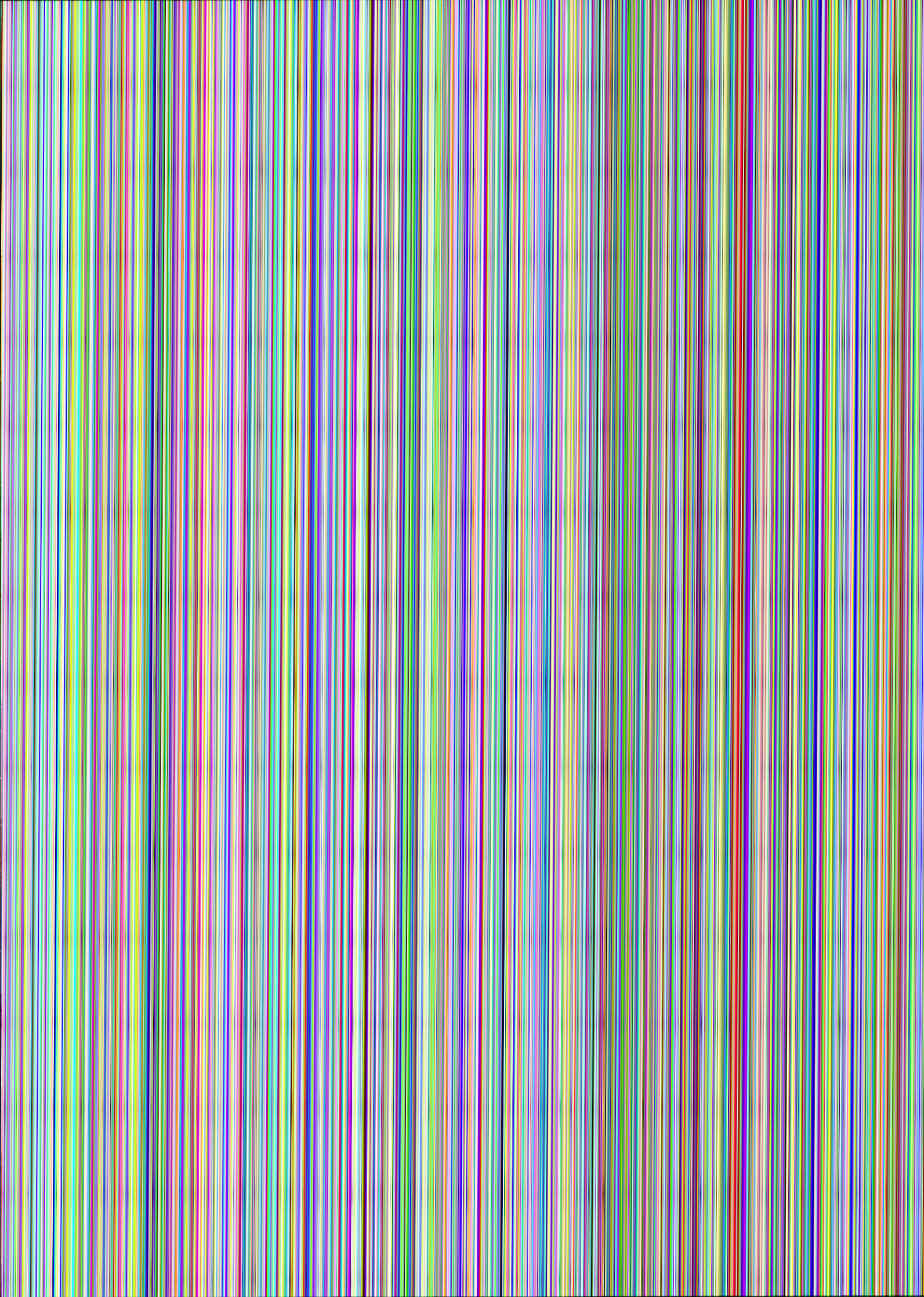
PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y N/A National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y N/A Other (specify)
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.	

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.



9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:



Date:

15 Nov 2022

Full name:

Nandé Lambrechts

Professional capacity:

Registered owner

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp



(STELLENBOSCH ALLOTMENT AREA)

of

Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Province of Western Cape

SCALE 1:300

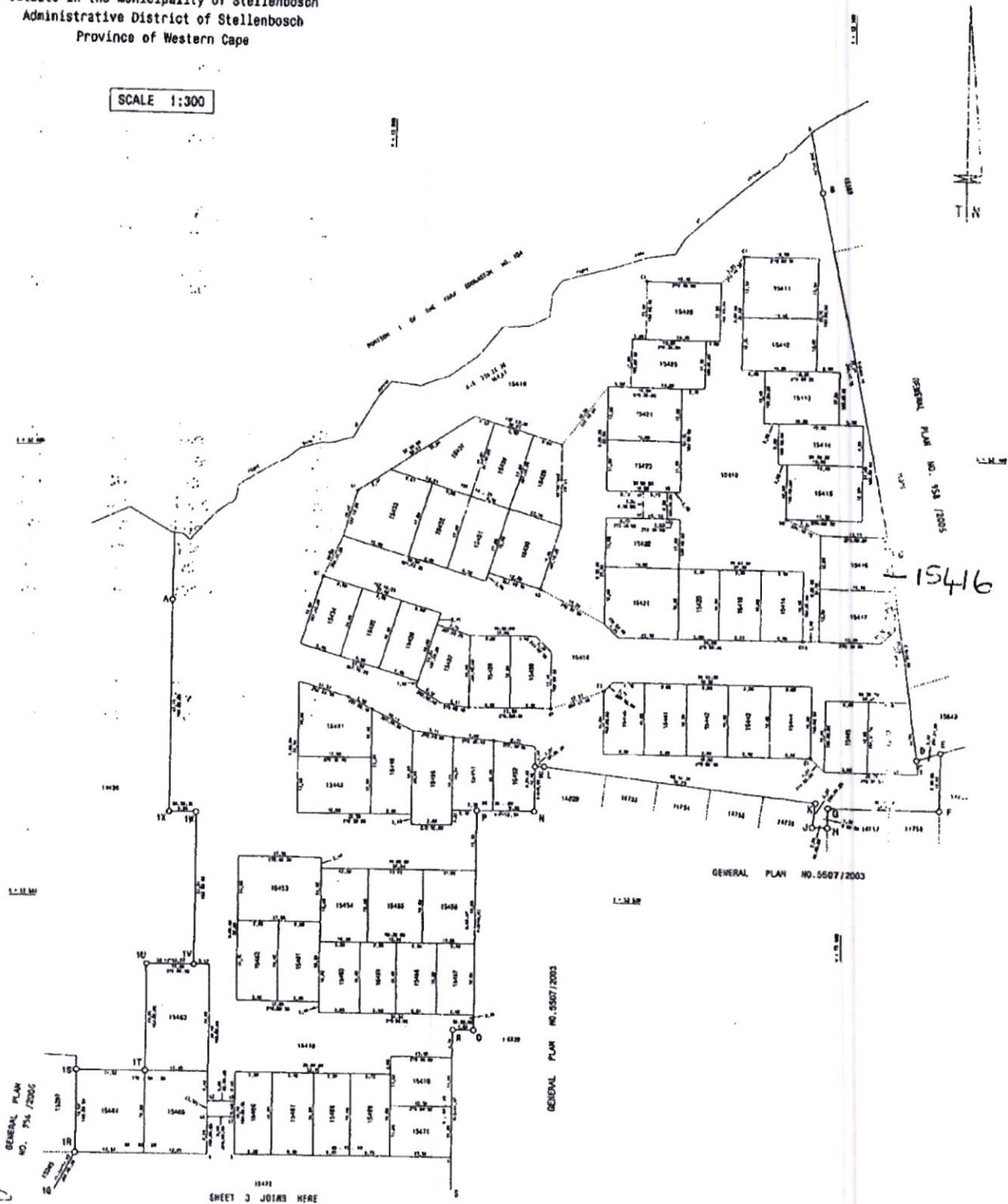
This grants just the "liberty" to the individuals to place the stamps of the owner in place and which pertained after the 1870's in the past and to submit the final growth after we are being forward in taking the time after the pre-arranged period in the foreign market (i.e. approval).

July - January 2000

GB-2000

OF BUREAU OF THE U.S. DEPT. OF JUSTICE

Provisionally approved :
Shoukai Jung
 for Surveyor General
 Date : 2.08.57 (24-15)
 Approved :
 for Surveyor General
 Date :



S.O. FILE NO 66105
SURVEY RECORD : E 418/2005
COMPILATION : 0462-224-055004
SP. CATEGORY : B-RECD (2775)

11A

Luphate

WELGEVONDEN
ESTATE

STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019: APPLICATION TO REGISTER A PROPERTY FOR
ADDITIONAL USE – HOME LODGING
(Version 9 June 2021)

I, the undersigned and a Welgevonden Estate homeowner, herewith apply for the following additional use of my property:

- Home lodging (occupied by more than 2 [two] unrelated and independent persons).

PARTICULARS OF APPLICANT

- Initials and surname: Naudé Lambrechts
- Telephone number: 072 443 3698
- E-mail address: naude.lambrechts@gmail.com
- Erf number: _____
- Street address: 19 Haardoring, Welgevonden Estate, Stellenbosch
- Do you permanently reside at the above property?: NO

PARTICULARS OF PROPERTY

- Number of bedrooms in the house: 3
- Number of boarders that will occupy the property: 3
- Number of off-street parking spaces on the property: Garages: 2 Parking bays: 2
- Have there been recent complaints relating to nuisance or parking issues? (Yes/No): NO
- If "yes", please provide more information: NA

SIGNATURE

I, the undersigned Naudé Lambrechts hereby acknowledge that, to the best of my knowledge, all the information contained in this form is correct.

[Signature]
Signature

30/8/22
Date

FOR OFFICIAL USE ONLY

- A. Date application received: 30/08/2022
- B. Application received by: admin office
- C. Inspection and comments by Estate Manager:
Recommended for a third tenant as there is enough parking for three vehicles on the property, including garage

Date: 2/9/2022

D. Excom's comments (if applicable):

Date:

E. Decision:

Recommended by the HOA for three tenants



Estate Manager: Welgevonden Estate

2/9/2022

Date

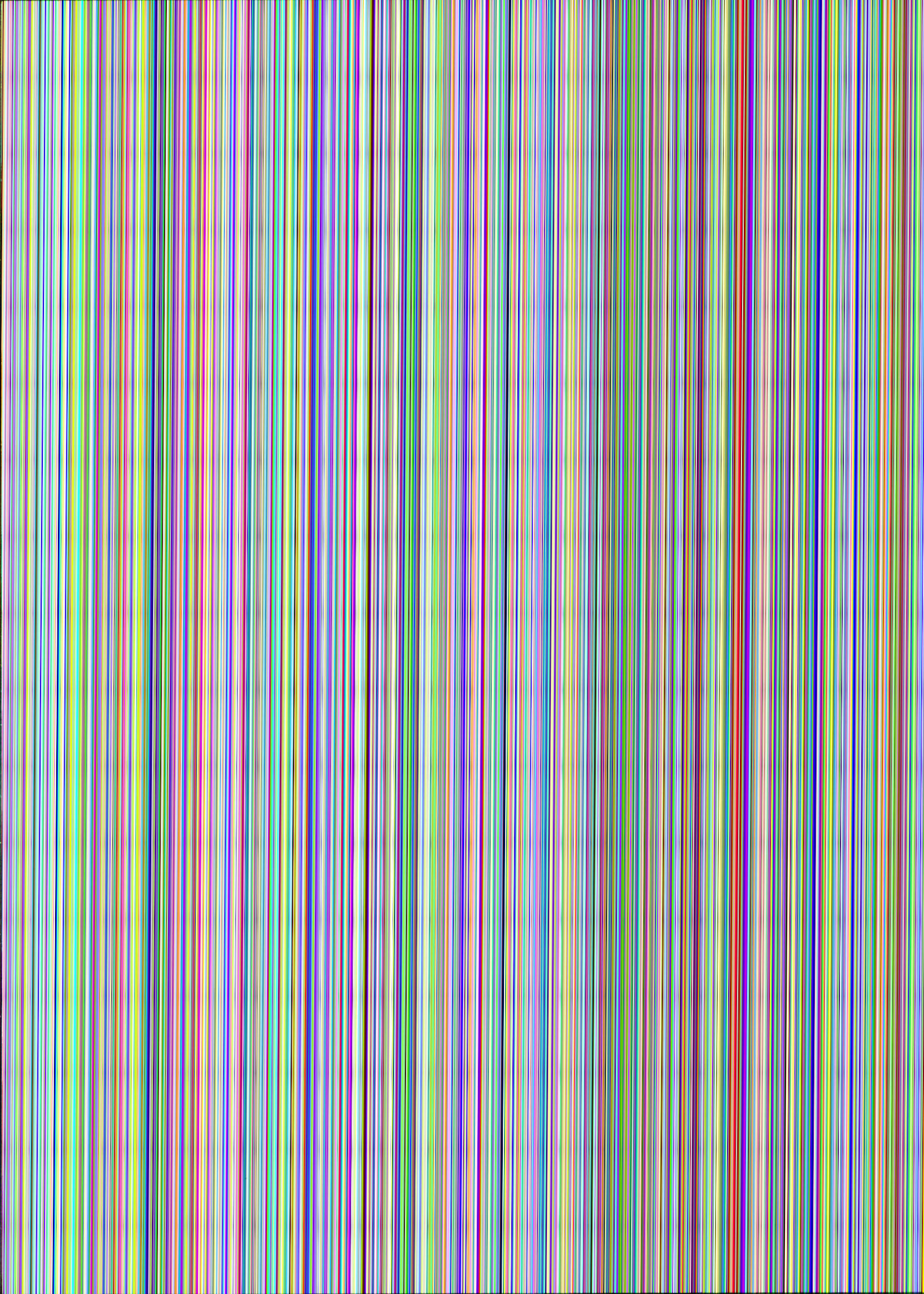
Applicant informed on:

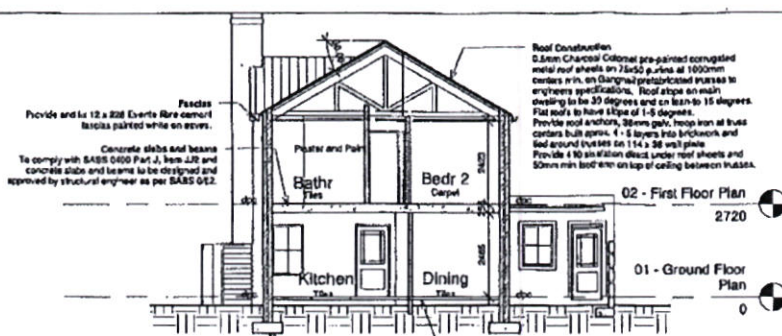
(date)

Applicant informed by:

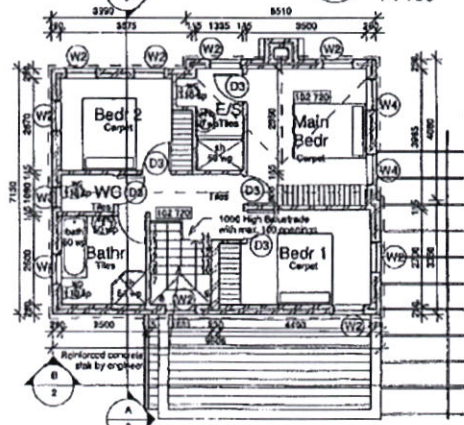
(name)

01 - Ground Floor Plan
1:100

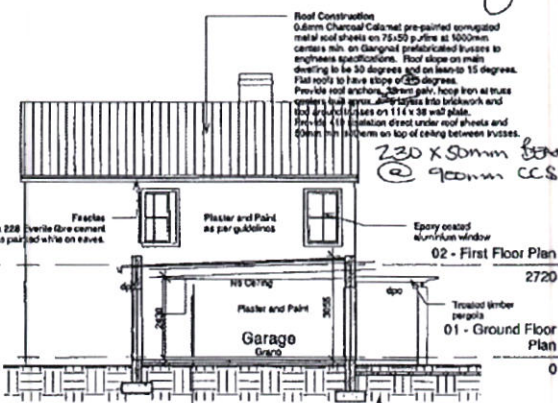




Section A-A
1:100



02 - First Floor Plan
1:100



Section B-B
1:100

DEHN'S MOSS VEN. ING. BOEDKORP
TEL. (021) 887 0124
FAXS. (021) 686 6393
REG. NPL 1990/04008/21
DATE: 02 APR 2008

STELLENBOSCH
10-06-08
28/6/2008
BOUPLANNE REAMFIE
JUNIOR OFFICER

1. Design and layout of the building is to be performed in accordance with the provisions of the Building Act 103 of 1977.
2. Design of the building is to be performed in accordance with the provisions of the Building Act 103 of 1977.
3. The design is to be performed in accordance with the provisions of the Building Act 103 of 1977.
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10. The design is to be performed in accordance with the provisions of the Building Act 103 of 1977.

pretplan
BOUPLANNE
BUILDING PLANS
Botha Pretorius
Pretoria 011 455 1000, Mamelodi 011 455 1000, Sandton 011 455 1000
Fax: 011 455 1000 Tel: 011 455 1000

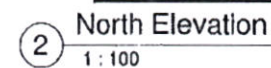
Green Oaks Trust
Proposed New Dwelling on
Erl 15416, Wolgavonden,
Stellenbosch

First Floor Plan Sections
ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

Project Number	PP623/07	Scale	1:100
Sheet	2	Date	03.03.08
Drawn by	Botha		

8 EETNINE GEDORFENDE
 Net so staande bruggen word goedkoper by die die air naar /
 verkeerbaar aan veranderinge in die omstandighede van
 materiaal, lewens, skendinge ens. volgens die voorgeskrewe
 Aankomste / rymte vir die aankomste moet welk bedrag
 die detail aan die plaas verskuldig. Enige skending moet
 s'nmet aan die hand kom en vir die veranderinge.

Elevations	
Project number	PP023/07
3	



STADTHAAR
TECHNISCHE
STELLENROOSCH
KHK
10-06-08
23/6/08

WELGEVONDEN
ESTATE

**STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019: APPLICATION TO REGISTER A PROPERTY FOR
ADDITIONAL USE – HOME LODGING**
(Version 9 June 2021)

I, the undersigned and a Welgevonden Estate homeowner, herewith apply for the following additional use of my property:

- Home lodging (occupied by more than 2 [two] unrelated and independent persons).

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- Telephone number: 072 443 3698
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- Street address: 19 Haardoring, Welgevonden Estate, Stellenbosch
- Do you permanently reside at the above property?: NO

PARTICULARS OF PROPERTY

- Number of bedrooms in the house: 3
- Number of boarders that will occupy the property: 3
- Number of off-street parking spaces on the property: Garages: 2 Parking bays: 2
- Have there been recent complaints relating to nuisance or parking issues? (Yes/No): NO
- If "yes", please provide more information: NA

SIGNATURE

I, the undersigned Naudé Lambrechts hereby acknowledge that, to the best of my knowledge, all the information contained in this form is correct.


Signature

30/8/22
Date

FOR OFFICIAL USE ONLY

- A. Date application received: 30/08/2022
- B. Application received by: admin office
- C. Inspection and comments by Estate Manager:
Recommended for a third tenant as there is enough parking for three vehicles on the property, including garage

Date: 2/9/2022

D. Excom's comments (if applicable):

Date:

E. Decision:

Recommended by the HOA for three tenants



Estate Manager: Welgevonden Estate

29/2022

Date

Applicant informed on:

(date)

Applicant informed by:

(name)

Duplicated

CDR

(STELLENBOSCH ALLOTMENT AREA)

GENERAL PLAN NO. 757/2005

of

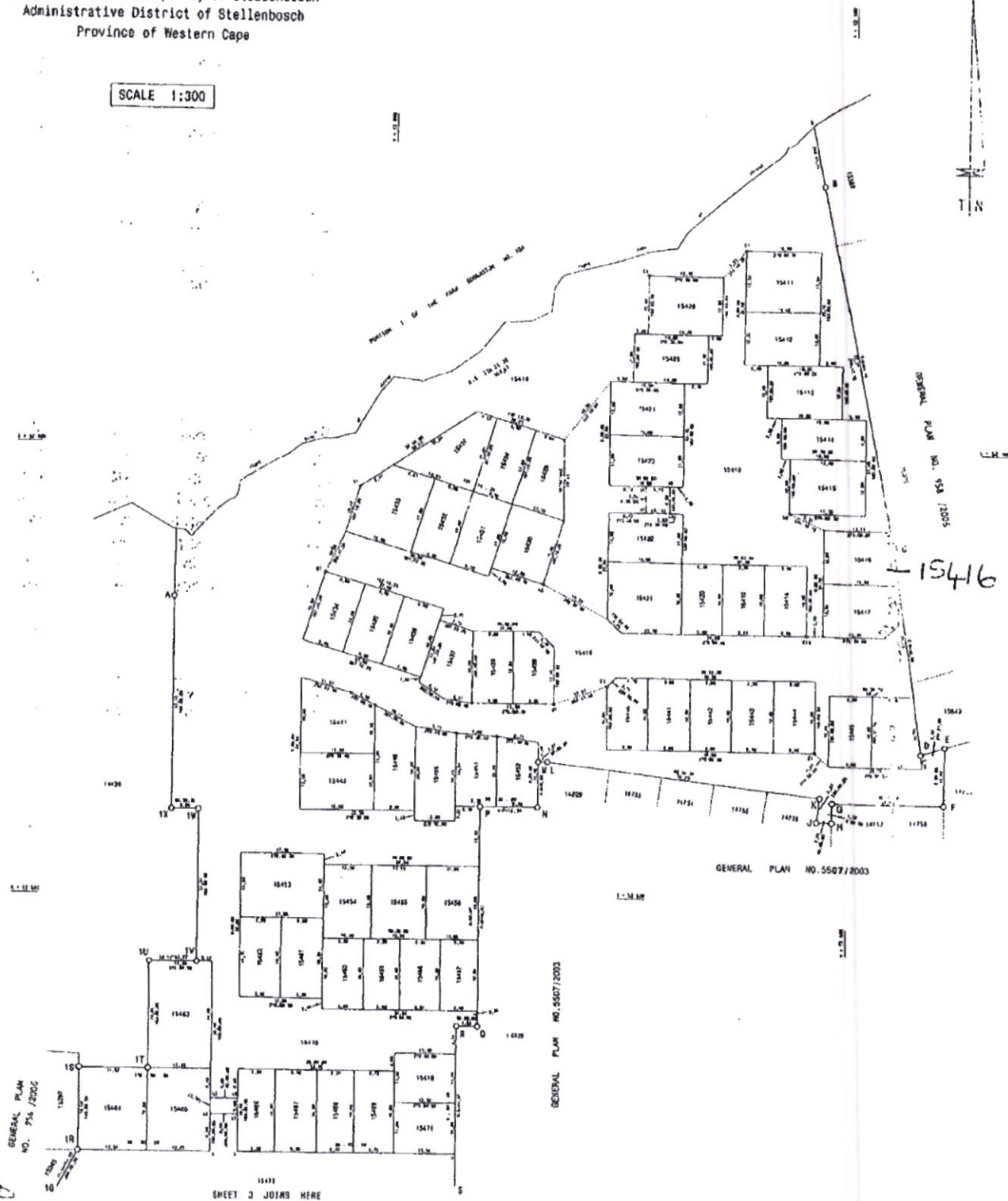
Subdivision of Erf 15272 Stellenbosch

Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Province of Western Cape

SCALE 1:300

THE SURVEYOR GENERAL OF THE PROVINCE OF THE WESTERN CAPE
HEREBY CERTIFIES THAT THE SURVEYOR GENERAL HAS EXAMINED THE
PLANS AND RECORDS OF THE SURVEY AND IS SATISFIED THAT THE
PLANS AND RECORDS ARE CORRECT AND ACCURATE AND THAT THE
PLANS AND RECORDS ARE IN ACCORDANCE WITH THE SURVEY
ACT, 1981 (ACT NO. 94 OF 1981) AND THE SURVEY
REGULATIONS, 1981 (REGULATIONS NO. 100 OF 1981)

Provisionally approved:
for Surveyor General
Date: 2005-12-15
Approved:
for Surveyor General
Date:



S.O. FILE NO. 15272
TYPING RECORD: 4-11-2005
COMPILED BY: 15272-15272
BY: 15272 (15272)

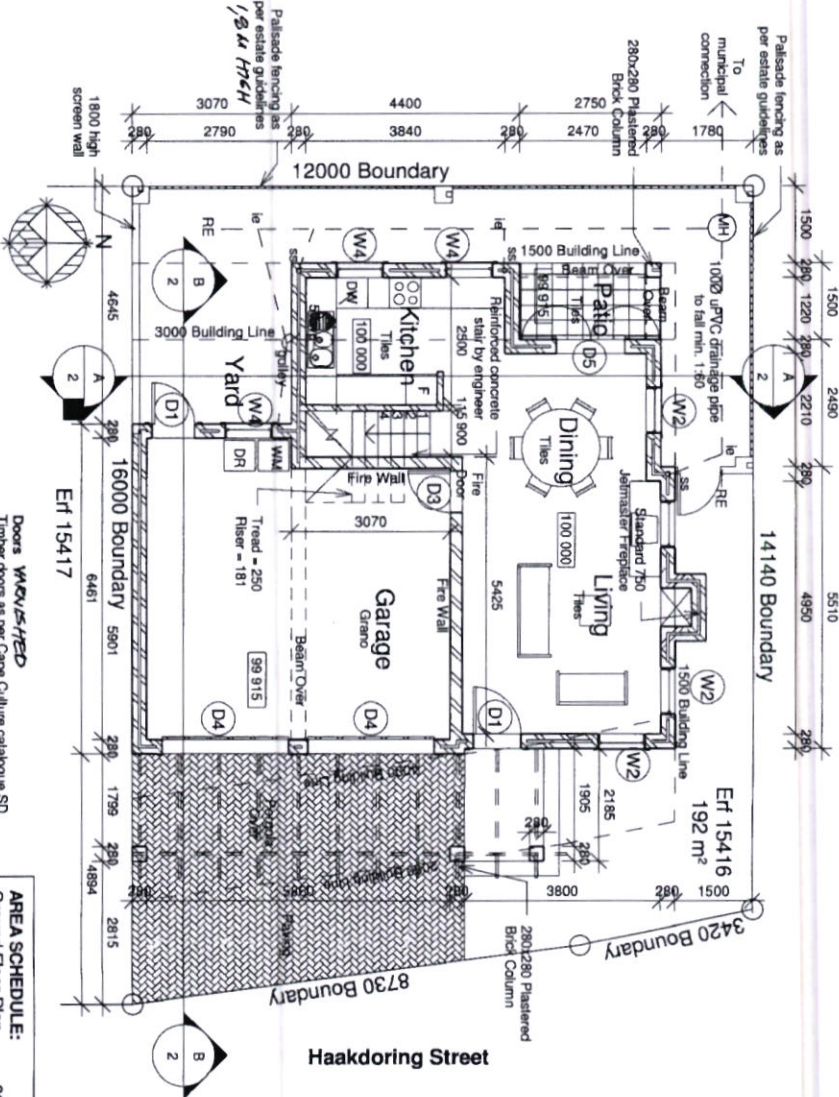
11A

To
municipal
connection

—

Windows
All windows to be Victorian type epoxy coated aluminium windows. Colour to be Dark Brown as per Weingerstron Estate Guidelines.

W1 - 1000 x 1500mm
W2 - 900 x 1500mm
W3 - 600 x 1200mm
W4 - 800 x 1200mm
W5 - 1000 x 1800mm
W6 - 600 x 1500mm



AREA SCHEDULE:	
Ground Floor Plan	86 m ²
Covered Patio	4 m ²
First Floor Plan	65 m ²
Total	162 m²
Site Area	182 m ²
Coverage	49 %

Sanitaryware
Provide 200L Kwikol elec. geyser in ceiling above bathroom as per suppliers specification. Toilets, semi-closet coupled floor mounted w/ sulties. Bath to be Plexacor acrylic with Cobra bath mixer with hand shower and spout. Basins Vaal basin in vanity slab with Cobra mixer taps. Shower to be Plexacor shower tray with Showertina pivot door. Glazed screen and Cobra underwall taps and shower rose as per clients choice and approval.

0.6mm Chromalox® Coated Pipe painted corrugated metal roof sheets on 75x50 spaced at 1000mm centers. The roof sheets are attached to the trusses by engineers' specifications. Roof cladding on main overhang to be 30 degrees and on lean-to 15 degrees. All loads to be three (3) times the design loads. Panel loads to have depth of 1.5 degrees, two (2) times the design loads. The roof of truss panels shall have a 15 degree pitch. The roof of truss panels built approx. 4.15 m high between and fed around trusses at 1.4 x 1.4 38 wall gables. Provide 410 stainless steel direct under roof sheets and 50mm min. Isotherm on top of ceiling between trusses.

Ceilings

6.4mm Fibreboard ceiling cretastone skinned and built up underside of 35x35 S4 Pipe ceiling members at 500mm centers fixed to underside of roof trusses. All ceiling members fixed to ceiling at each design spec. to cover wall / ceiling joints finished flush with cretastone.

Fascias

Provide and fix 12 x 225 Euro fibre cement fascias painted white on eaves.

TEL. (021) 887 0124
FAAX. (021) 886 5593
REG.NR. 1990/0421

EST TILSE GODKEURING

Onvervalende poging tot goedkeuring by dit diensla-
ter kanaleer as vermoedendekind op die te sien die alre
Archiwies van die diensla-ter kanaleer, met name opdrag
of detail op die klemme aangebring. Enige afdelings moet
afwys, alsa DENNIS MOSS VEN, moogwel word goedgekeur.

DATUM 07 APR 2008

GOEDKEURER

DENNIS MOSS VEN, ING

pretpian

BOUPLANNE
BUILDING PLANS

Botha Pretorius

Green Oaks Trust

Proposed New Dwelling on
Erf 15416, Welgevonden,
Stellenbosch

Group Floor Plan
ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

Project number	PP6623/07
Scale	1 : 100
Date	03.03.07
Drawn by	Botha



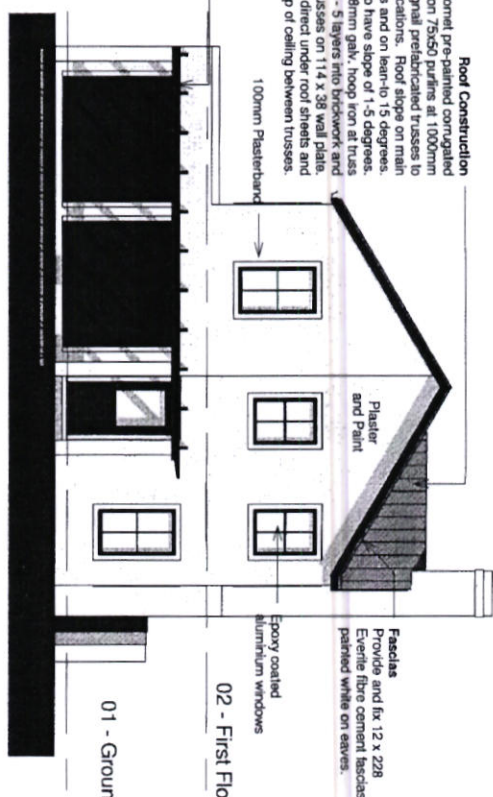


metal roof sheathing on 75x50 purlins at 1000mm centers min. on Gangnae prefabricated trusses to engineers' specifications. Roof slope on main building to be 30 degrees and on lean-to 15 degrees. Dwelling to have slope of 1.5 degrees.

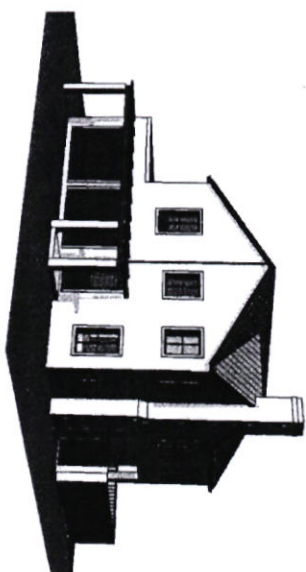
Flat roofs to have slope of 1.5 degrees.

Roof pitch anchors, 38mm girth, loop iron at truss centers built approx. 4-5 layers into brickwork and tied around trusses on 114 x 38 wall plate.

Provide 410 slatation direct under roof sheets and 50mm min. isotherm on top of ceiling between trusses.



East Elevation
1 : 100



3D View 1

TEL. (021) 887 0124
FAKS. (021) 886 5393
REG NR. 1990/04008/21

ESTETISKE GOEDEKUNDE
Nietenstandse dogmatiese goeiekuring bly dit die eienaar /
omskakelaar se verantwoordelikeheid om toe te sien dat alle
materiaal, keuring, aewerkings en volgens die voorgeskrywe
Agteklontse regjies vir die ontwekkeling moet wees ongesig
die detail op die planne aangeho. Enge aewerkings moet
skematies aan DENNIS MOSS VEN voorgelê word vir goeiekuring.

1. Copyright and right of reproduction of the drawing or any portion thereof is reserved by the architect/designer.
2. The architect/designer shall retain the right to copy and use the drawings for the purpose of preparing the final AS/RS and ISSS specifications.
3. The contractor is responsible for correct utility and location of all existing and proposed conduits, cables, etc. where relevant to the installation.
4. Contractor to verify all levels, heights and dimensions on site and to check to ensure against the drawings before commencing work.
5. Contractor is to ensure that all details satisfy the drawings and is in compliance with local authority by-law.
6. Contractor is to protect and identify existing structures on site and to complete these from drawing throughout the duration of the work.
7. The contractor is to ensure that the proposed layout is at least 100mm from any existing structure.
8. To be installed, clean, glossy, white or other appropriate finish.
9. To be installed in accordance with the drawings and to be checked/inspected for cleanliness before any work is put in place.

pretplan
BOUPLANNE
BUILDING PLANS

Botha Pretorius

Postbus 3140, Mateland, Stellenbosch, 7600
Faks: 021 - 886 9198 Tel: 072 452 9966

Green Oaks Trust

Proposed New Dwelling or
Erf 15416, Welgevonden,
Stellenbosch

STILLING: 2007-08-01
SUBMITTED
NING: CONTROL
Sheet Description:

FINANCING CONTINUED

Elevations

Project number	Scale
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100	100

1 : 10C
PP623/07

	Date
--	------

Drawn by _____

Both

North Elevation



2
1 : 100

Roof Construction

Fascias
Provide and fix 12 x 228
Everite fibre cement fascias
painted white on eaves

Treated timber
pergola

100mm Plasterboard

Plaster
and Pain

02 - First Floor Plan

2720

01 - Ground Floor

Q

ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

STADSRAD
TOWN COUNCIL
STELLENBOSCH
BRP/6167
16-06-08

CONTEMPORARY DEAFPTE

REFERENCES



TEL. (021) 887 0124
FAKS. (021) 886 5393
REG NR. 1990/04008/21

ESTETISCH GOEDKEURING
Nietteminstande bogenoede goederkeuring bly dit die eienaar / ontvanger se verantwoordelikheid om toe te sien dat alle materiaal, keuring, afwerkings ens. volgens die voorgeskrywe Agtekondisie riglyne vir die ontwikkeling moet wees omring die detail op die planne aangebring. Enkele afdelings moet afstreek aan DENNIS MOSS VEN, voorgestel word vir goederkeuring.

- pretpian

Botha Pretorius

Postbus 3140, Maitland, Stellenbosch, 760
Faks: 021 - 886 9198 Tel: 072 452 8966

Proposed New Dwelling on
Ert 15416, Welgevonden,

SUBMITTED

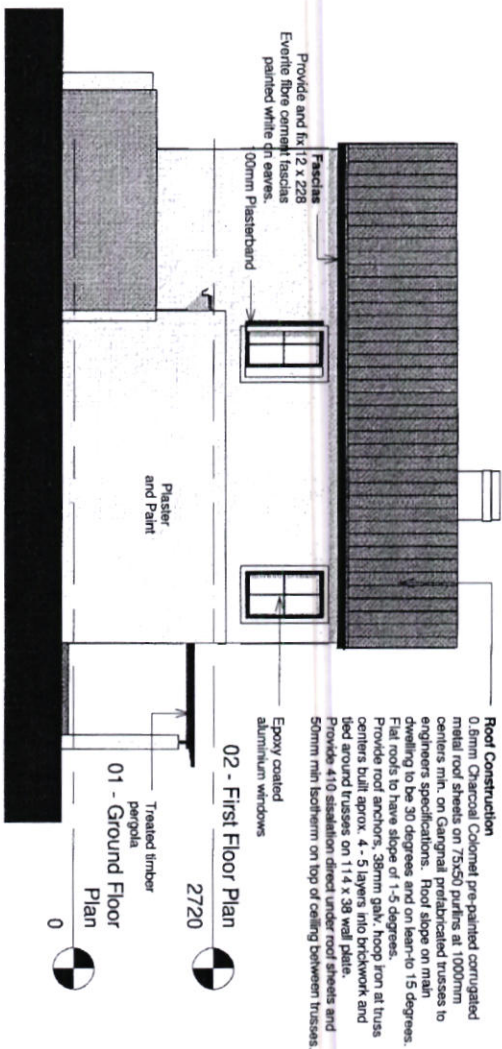
Elevations

Project number	Scale
PP623/07	1 : 100
4	Date
	03.03.08
	Drawn by
	Botha



3D View 2

1 : 100



Roof Construction

0.8mm (arcolac Colomel pre-painted corrugated metal roof sheets on 75x50 purlins at 1000mm centers min. on Gampah pre fabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to: 15 degrees. Full roofs to have slope of 1-5 degrees. Provide roof anchors, 38mm gally, hoop iron at truss centers built upon. 4-5 layers in brickwork and tied around trusses on 114 x 38 mm pale. Provide 4/10 insulation direct under roof sheets and 20mm min. battman on top of ceiling between trusses

02 - First Floor Plan

2720

— Treated timber
nercola

01 - Ground Floor

0

1 : 100



1 : 100

1 : 100

3D View 2

ω

ALL ELECTRICAL
INSTALLATIONS
CONFORM SANS 10142

Elevations

Project number	Scale
PP623/07	1 : 100
4	Date
	03.03.08
	Drawn by
	Botha

