



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13929

Our File Reference Number: Erf 15383 Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 15383, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 in order to use an existing dwelling house as a three (3) bedroom commune on Erf 15383, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw.

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

- 3.1 The approval applies only to the application under consideration and as indicated on the referenced Plan with drawing No. PP574/05 sheet 1, dated 24 April 2006 and drawn by Pretplan and Parking Layout Plan with drawing No. 15383_Stb, dated Sept 2024, attached as Annexure C and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 3.2 The development must be undertaken in accordance with the referenced Plan with drawing No. PP574/05 sheet 1, dated 24 April 2006 and drawn by Pretplan attached as Annexure A to this report.
- 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the use.

3.4 The establishment may not cause public nuisance (traffic & noise) to the adjacent and adjoining property owners.

3.5 The number of bedrooms available to boarders be restricted to 3 bedrooms and the number of boarders may not exceed 3 individuals.

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

4.1 The number of boarders (3) is the same, or even less than the number of members that usually form part of a single family. The potential negative impacts that the combined activities of 3 boarders may have on surrounding property owners are comparable to that of the combined activities of a single family.

4.2 Sufficient parking is provided in and around the subject property and engineering services are unaffected due to the limited number of boarders that occupy the dwelling house.

4.3 The subject land use and land development application consequently grounds for the support of the subject land use and land development application.

4.4 The proposal is supported by the Welgevonden HOA.

5. Matter to be noted

5.1 The authorised official of the Municipality may, after following due process, exercise his/her discretion in terms of Section 90(c) of the Stellenbosch Municipal By-law on Land Use Planning to withdraw the subject approval granted for the commune should the; -

5.2 The subject approval remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

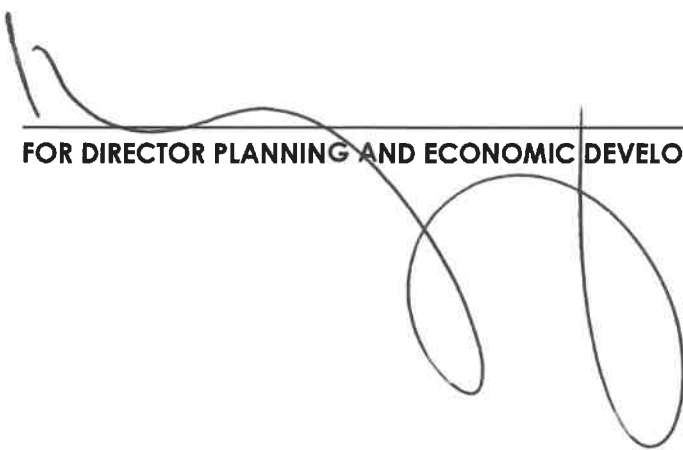
5.3 The operational use of the commune be in breach of any of the conditions

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

4/10/2024
DATE

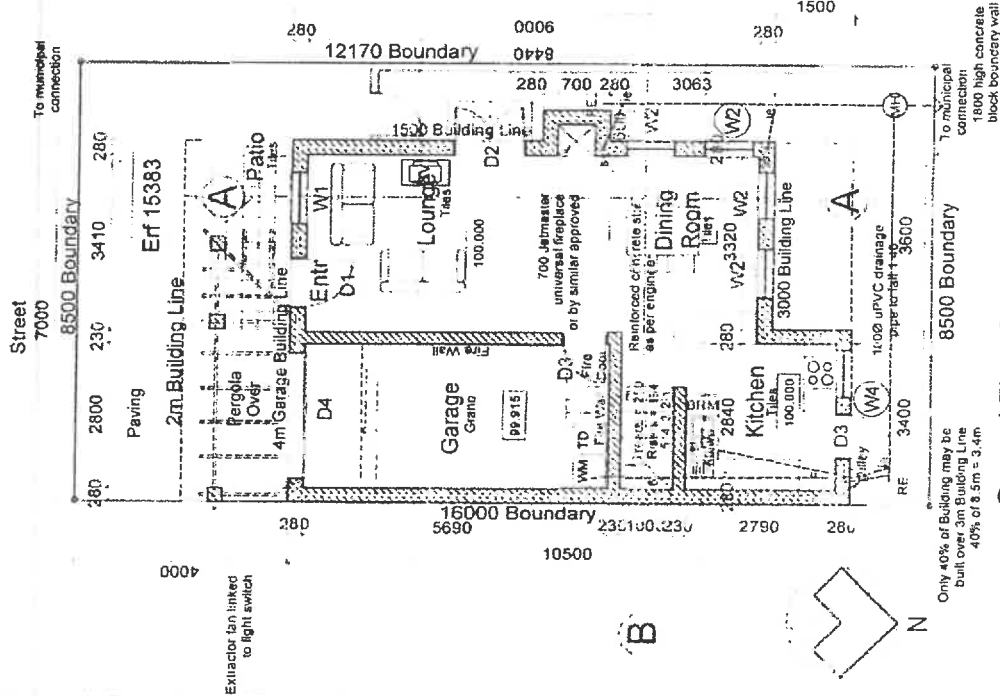
COPY TO OBJECTOR



Annexure A:
Site, floor & Parking Plan

Windows
All windows as per Cape Culture Victorian type or similar approved timber mock ash
W1 - 1000 x 1500mm
W2 - 800 x 1500mm
W3 - 600 x 1200mm
W4 - 600 x 1200mm

Doors
Timber doors as per Cape Culture catalogue SD door range or similar approved
D1 - 813 x 2032 x 40mm type SD 22 solid with glass panel above
D2 - 1300 x 2032 x 40mm type SD 22 double door with glass panels above
D3 - 813 x 2032 x 40mm type SD 15 timber door with panel
D4 - 2440 x 2130 Coroma Corwood timber garage doors with vertical slats suitable for Coromaster automatic radio-controlled door operators
D5 - 1300 x 2032 x 40mm type SC 22 double door with parliament hinges
D6 - 813 x 2032 x 40mm purpose made single sliding meranti door.



Ground Floor Plan
Scale 1:100

Floor Construction
Ceramic floor tiles or 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 and bed on well compacted non-organic fill material.
Walls
270mm cavity and 230mm bead bearing walls built with best quality ROK clay bricks laid in stretcher bond in 1:5 cement mortar with wall ties and plastered with min. 15mm, 1:5 cement plaster (exterior) and min. 10mm, 1:5 cement plaster (interior) skinned smooth and painted. 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.

Electrical Installation
To be done by registered electrician and all lights, points and light switches, double socket points to be as per Owners choice and approval. Pre-paid metering system to be installed.
Roofing
Kerolan Cupboards will be medium finish with post form concrete tops. Built in cupboards in bedrooms and bathrooms with layout to be to owners approval and choice.

Area Schedule:

Ground Floor:	
House	48 m ²
Garage	20 m ²
First Floor:	
House	59 m ²
Balcony	4 m ²
Total	127 m²
Site Area	136.00 m²
Coverage	50 %

pretplan
BOUPLANNE
BUILDING PLANS

Du Toit / Smit

Proposed new dwelling on
Erf 15383, Welgevonden,
Stellenbosch

Ground Floor Plan
First Floor Plan

PROJECT NO.	PP574/05	DATE	1:100
CLIENT	1	DATE	24 04.06
DESIGNER		DATE	bp

DENNIS MOSS VEN. ING
TEL: (021) 867 0124
FAXS: (021) 866 5393
REG. NR. 1990/0408/21

DATUM 21 AUG 2006

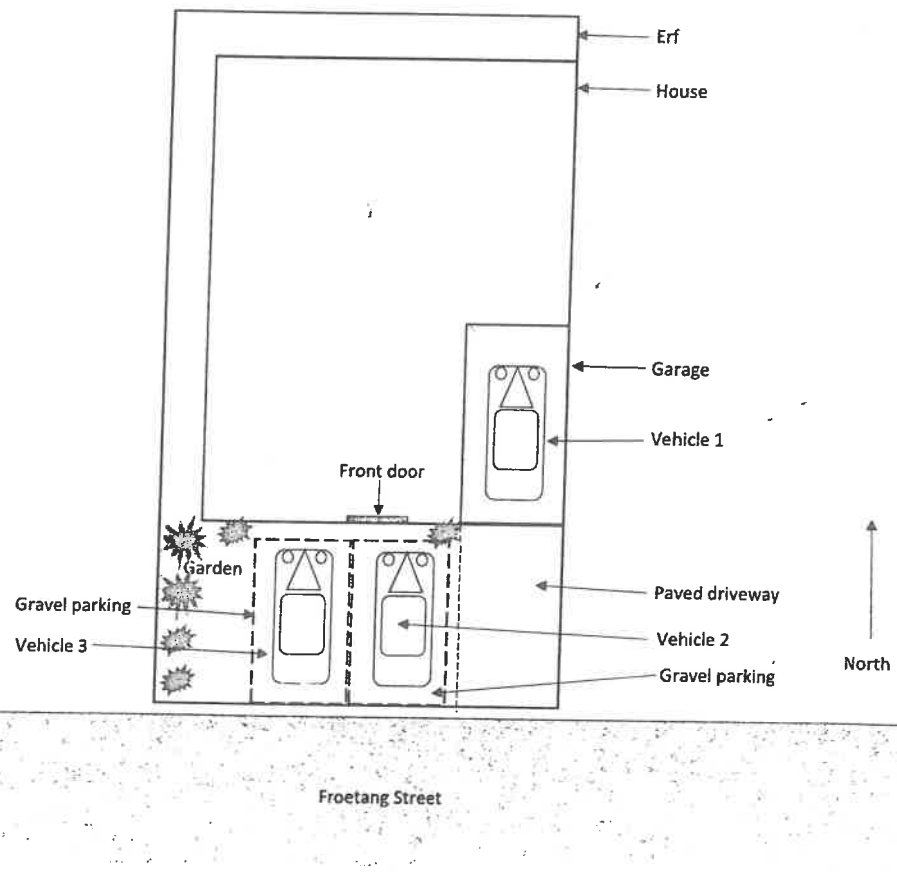
ESTETIESE GOEKEURING

Naleentstande beginnende goedkeuring by di die eienaar ontwikkelaar se verantwoordelike om toe te sien dat die materiaal, kleure, afwerkings ens. volgens die voorgeskrye argitektoniese riglyne vir die ontwikkeling moet wees ongeag die detail op die planne aangebring. Enkele afwykings moet slegs aan DENNIS MOSS VEN. voorgelê word vir goedkeuring.

1. Copyright and right of reproduction of this drawing or any portion thereof is reserved by the architect/designer.
2. Quality of all materials and workmanship to comply with the relevant S.A.B.S. and B.S.S. specifications.
3. The architect/designer is responsible for correct setting out of the work in accordance with the relevant S.A.B.S. and B.S.S. specifications.
4. Contractor to verify all levels, heights and dimensions on site and to check same against the drawing before putting any work in hand.
5. Contractor are to ensure that all details shown on the drawing are in compliance with local authority bye-laws and regulations.
6. Contractor are to locate and identify existing services on site and to protect these from damage throughout the duration of the work.
7. Contractor is to build in approved D.P.C. to all external walls at each floor, beam or parapet level, and to all windows, doors, grilles or other openings.
8. Any services arising from the above must be reported to the architect/designer for confirmation before any work is put in hand.

20 Froetang Street, Welgevonden Estate, Stellenbosch

Layout plan



DRWG NO.: 15383_Stb

DATE : SEPTEMBER 2004

Annexure B:
Site inspection photos



The property consists of a single garage and two parking bays in front of the Existing dwelling (Partially on the property)