

## NOTICE OF LAND DEVELOPMENT APPLICATION

CJS Ross

18 Minaret st, Welgevonden, Stellenbosch

Erf 14881

09 July

To whom it may concern:

### **Consent use application: commune (Erf 14913) Welgevonden, Stellenbosch**

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

Application Property Address: Melkbostraat 7, Welgevonden, Stellenbosch

Application Property Number: Erf 14913

Applicant: Ingrid Schmutz, Lareman Architects

Owner: Petrus Abraham Karsten

Application Reference: TP645/2024

### **Description of land development proposal:**

- Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for consent use in order to use an existing dwelling house as a three (3) bedroom commune on Erf 14913, Stellenbosch.
- Application is made in terms of section 15(2)(b) of the Stellenbosch Municipal Planning By-Law, 2023 for permanent departure to permit the under-provision of on-site parking bays to be 2 parking bays in lieu of 3 parking bays on Erf 14913, Stellenbosch.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Lareman Architects, [ingrid@lareman.co.za](mailto:ingrid@lareman.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 (9 August).

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 inquiries 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 ([ingrid@lareman.co.za](mailto:ingrid@lareman.co.za), email is preferred) alternatively telephonically at (+27 72 084 8605) during normal office hours (8:00-16:00).

Yours faithfully,

Ingrid Schmutz.



## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

CJS Ross

18 Minaret st, Welgevonden, Stellenbosch

Erf 14881

09 Julie

Vir wie dit mag aangaan:

### **Toestemmingsgebruik aansoek: kommune (Erf 14913) Welgevonden, Stellenbosch**

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Melkbostraat 7, Welgevonden, Stellenbosch

Aansoek eiendom beskrywing: Erf 14913

Aansoeker: Ingrid Schmutz, Lareman Architects

Eienaar: Petrus Abraham Karsten

Aansoek Verwysing: TP645/2024

### **Besonderhede van die grondgebruiksaansoek:**

- Aansoek word gemaak in terme van Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanning Bywet, 2023. Die aansoek word ingedien vir die toestemmingsgebruik van die eiendom op Erf 14913 as n (3) slaapkmeer kommune.
- Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Munisipale Beplanningsverordening, 2023, ingedien vir permanente afwyking om die onderverskaffing van parkeerplekke goed te keur as 2 parkeerplekke in plaas van 3 parkeerplekke op Erf 14913, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die

Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: (Lareman Architects, [ingrid@lareman.co.za](mailto:ingrid@lareman.co.za)). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van (9 Augustus).

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die elektroniese pos adres ([ingrid@lareman.co.za](mailto:ingrid@lareman.co.za)) word verkies) of telefonies by (+27 72 084 8605) gedurende normale kantoor ure (8:00-16:00).

Die uwe,

Ingrid Schmutz.



## EXECUTIVE SUMMARY

Reference: Erf 14913, Welgevonden – Consent Use Application

July 2024

### Site information

|                             |                                      |
|-----------------------------|--------------------------------------|
| <i>Property Description</i> | Erf 14913, Welgevonden               |
| <i>Street address</i>       | 7 Melkbos Street                     |
| <i>Size</i>                 | 159 m <sup>2</sup>                   |
| <i>Zoning</i>               | Conventional Residential zone        |
| <i>Title deed</i>           | T 53432/04                           |
| <i>Owner</i>                | Petrus Abraham Karsten for JBE trust |

### Development parameters

|                             |                |
|-----------------------------|----------------|
| <i>Primary Use</i>          | Dwelling house |
| <i>Consent use</i>          | Commune        |
| <i>Coverage</i>             | 70%            |
| <i>Street building line</i> | 2m             |
| <i>Common building line</i> | 1m             |

### Summary

Lareman architects have been appointed on behalf of the JBE trust to prepare and submit the documentation necessary to permit the following:

- The use of the dwelling situated on Erf 14913, Welgevonden to be used as a commune.
- A permanent departure for the under provision of parking.

The property falls within a Conventional Residential zone. For the dwelling to be used as a commune, an application can be made for a Consent Use. This falls within the Stellenbosch zoning scheme bylaws. Approval has been granted by Welgevonden's Homeowners Association to follow the formal process for this application.

The dwelling has three rooms and 3 parking spaces (two of which are garage parking bays), of which the third oversteps the site boundary. A permanent departure for the under provision of parking is therefore included in the application.

### Conclusion

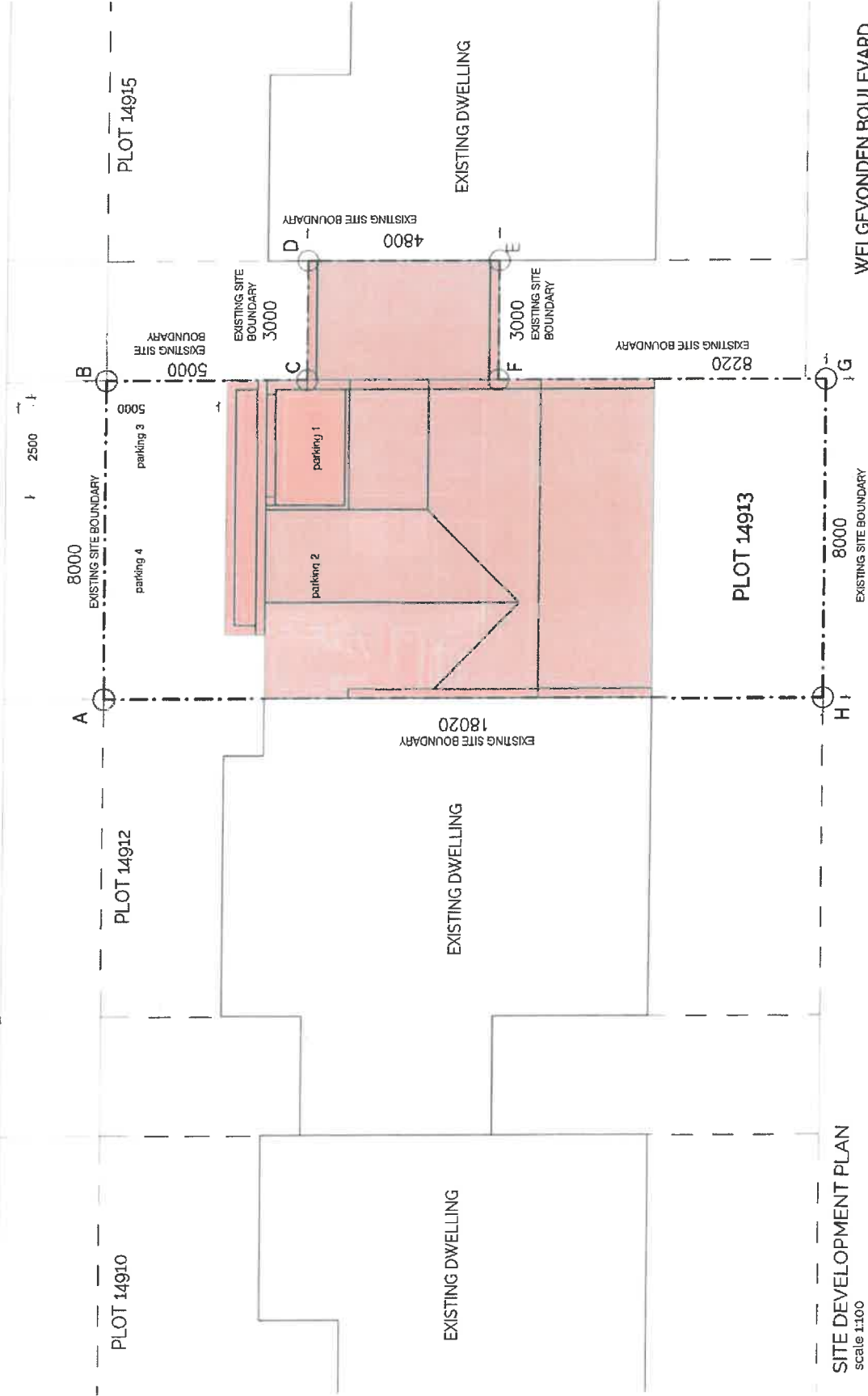
The following motivating factors should be considered when considering the application:

- This application will not adversely impact the contextual footprint, as similar applications have been granted within Welgevonden.
- The appropriate public participation processes will be followed to ensure no neighbours are adversely affected.

It is therefore believed that Consent Use should be granted for the dwelling situated on Erf 14913, allowing it to be used as a commune occupied by three unrelated and independent persons.



MELKBOS STREET



SITE DEVELOPMENT PLAN  
scale 1:100

PROJECT: Welgevonden  
CONTRACT: Welgevonden  
DRAWING: Site Development Plan  
LAND USE: Land Use Modification

PROJECT No: 125  
OWNER: AL  
DATE: 2024-10-22

SCALE: 1:100  
DATE: 2024-10-22

Rev: A  
Date: 02.02.2024  
Description: Site Development Plan

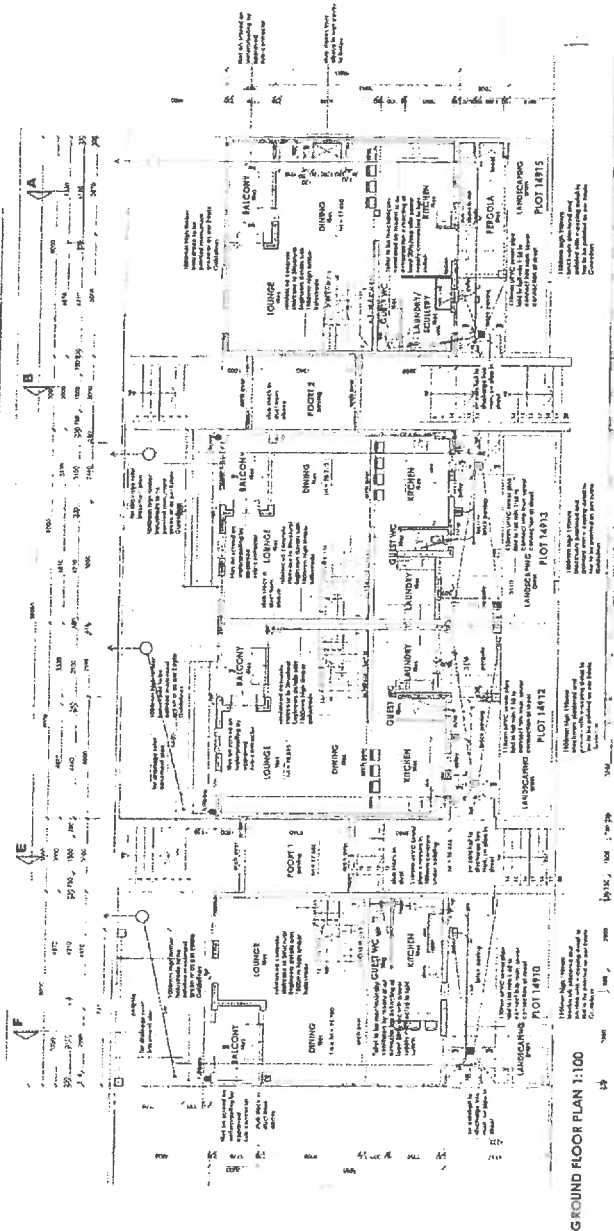
Rev: B  
Date: 02.22.2022  
Description: Site Development Plan

ARCHITECT: [Signature]  
CLIENT: [Signature]

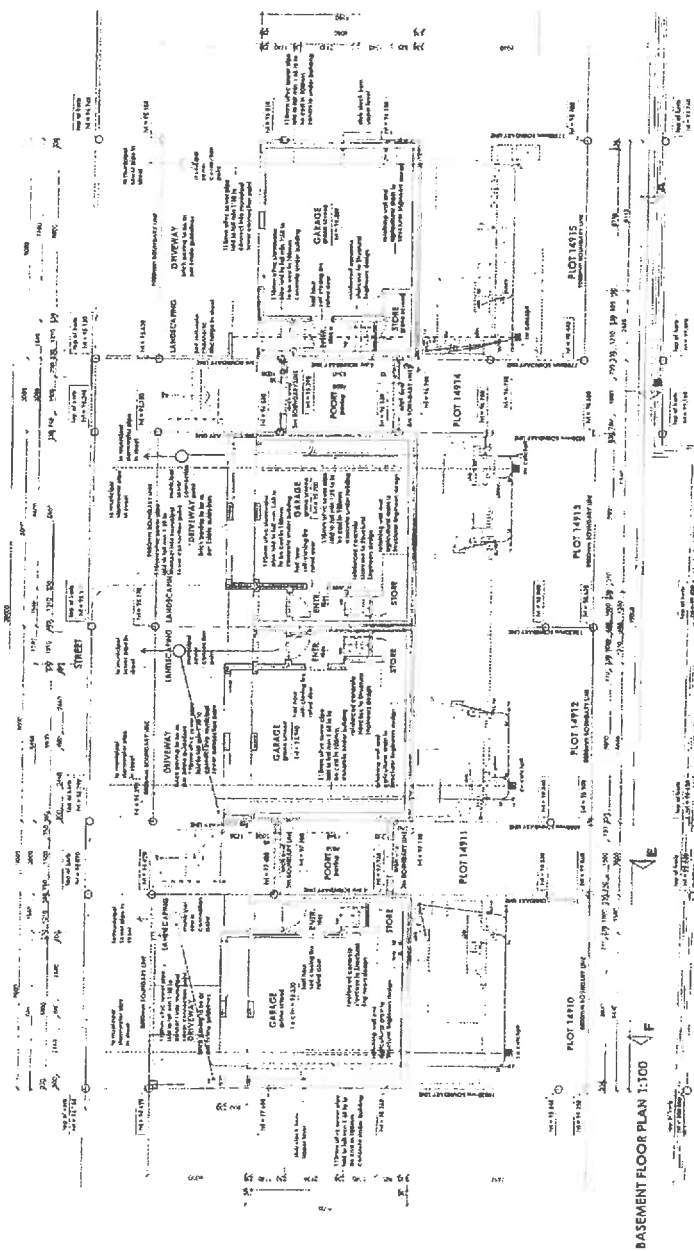
NOTE: THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OF ANY CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

LA  
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cell: 076 090 3445

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GROUND FLOOR PLAN 1:100



BASEMENT FLOOR PLAN 1-TOP

**ALL RIGHTS RESERVED**

JAE TRUST

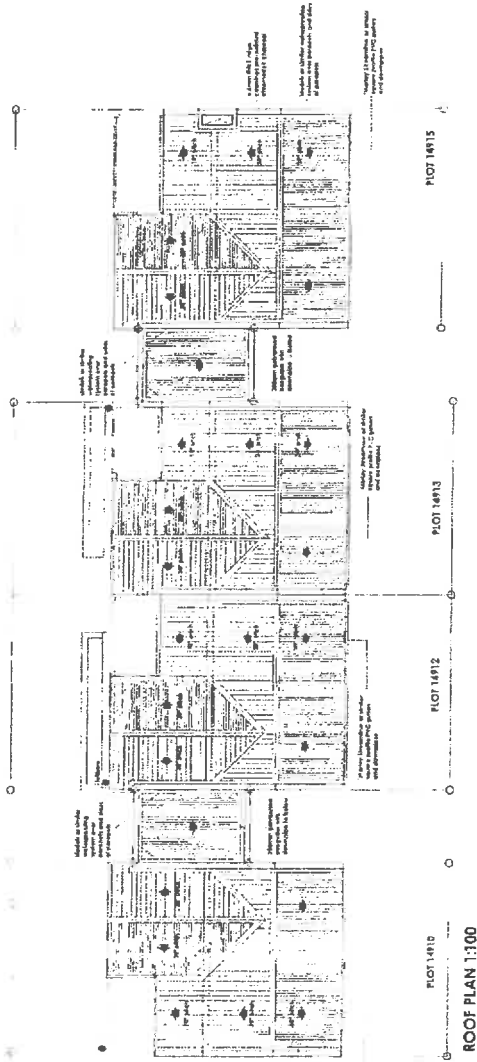
WELGEVONDEN - PROJECT 9A  
NEW HOUSES ERF 14913  
WELGEVONDEN ESTATE  
STELLENBOSCH  
J.B.E TRUST

SITE-, BASEMENT- &amp; GROUND FLOOR PLANS

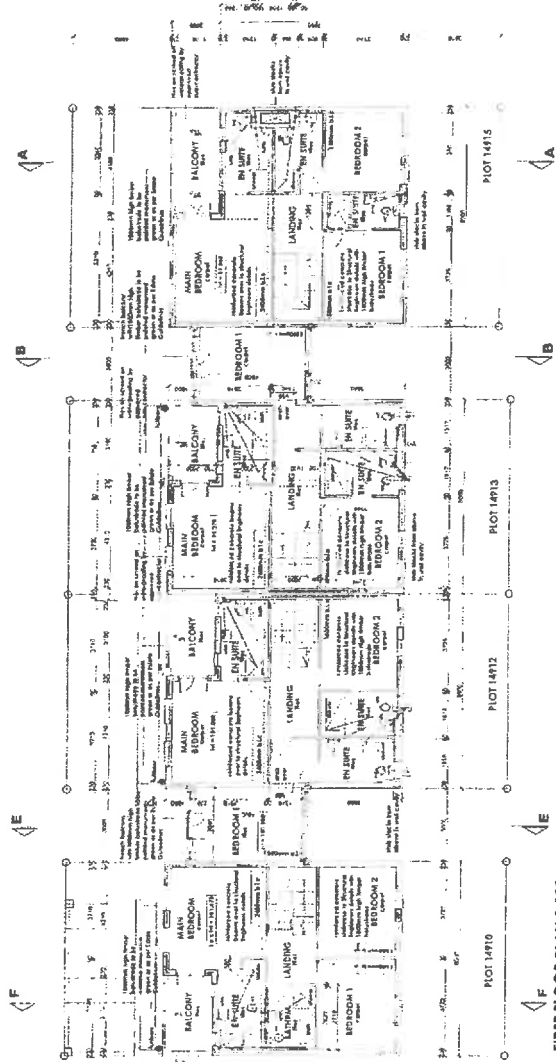
V 3392 1:100 10/03/05

FOR APPROVAL

1. The drawings shall be prepared in accordance with the provisions of the Building Regulations and the Building Act 1984.
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ROOF PLAN 1:100



FIRST FLOOR PLAN 1:100

DEVELOPER: JBE TRUST  
PROJECT: NEW HOUSES ERF 14913  
SUBJECT: WELGEVONDEN ESTATE  
STELLENBOSCH  
FOR JBE TRUST

JBE TRUST

WELGEVONDEN - PROJECT 9A  
NEW HOUSES ERF 14913  
WELGEVONDEN ESTATE  
STELLENBOSCH  
FOR JBE TRUST

FIRST FLOOR, &  
ROOF PLAN

Scale: 1:100  
Drawing: 101  
Date: 00  
RUB

FOR APPROVAL

