STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17715 (TP903/2024)
Our File Reference Number: Erf 15341, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

**PER E-MAI** [redacted]

Sir/Madam

**APPLICATION FOR PERMANENT DEPARTURE: ERF 15341, WELGEVONDEN, 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 for a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023, for the relaxation of the Welgevonden Design Guidelines to permit:

a) The carport to be 0m in lieu of 2m from the street building line (Welgevonden Boulevard).
b) To exceed the permitted coverage to be 61.8% in lieu of 50%

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

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

2.2.2 The development and building plans be generally in accordance with the site plan, elevations and section as referenced in Drawing No. A100 to A104, dated 18 &19 July 2024, and drawn by Laryssa Theron, attached as **Annexure A**.

2.2.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

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

3.1 The carport will not undermine or be detrimental to the character of the surrounding residential area.

5. 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.

6. 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.

7. **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**

8. 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.

9. 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.

10. 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.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. 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**

**DATE** 27/11/2024

STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# ANNEXURE A

## SITE PLANS

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAWIE MARX

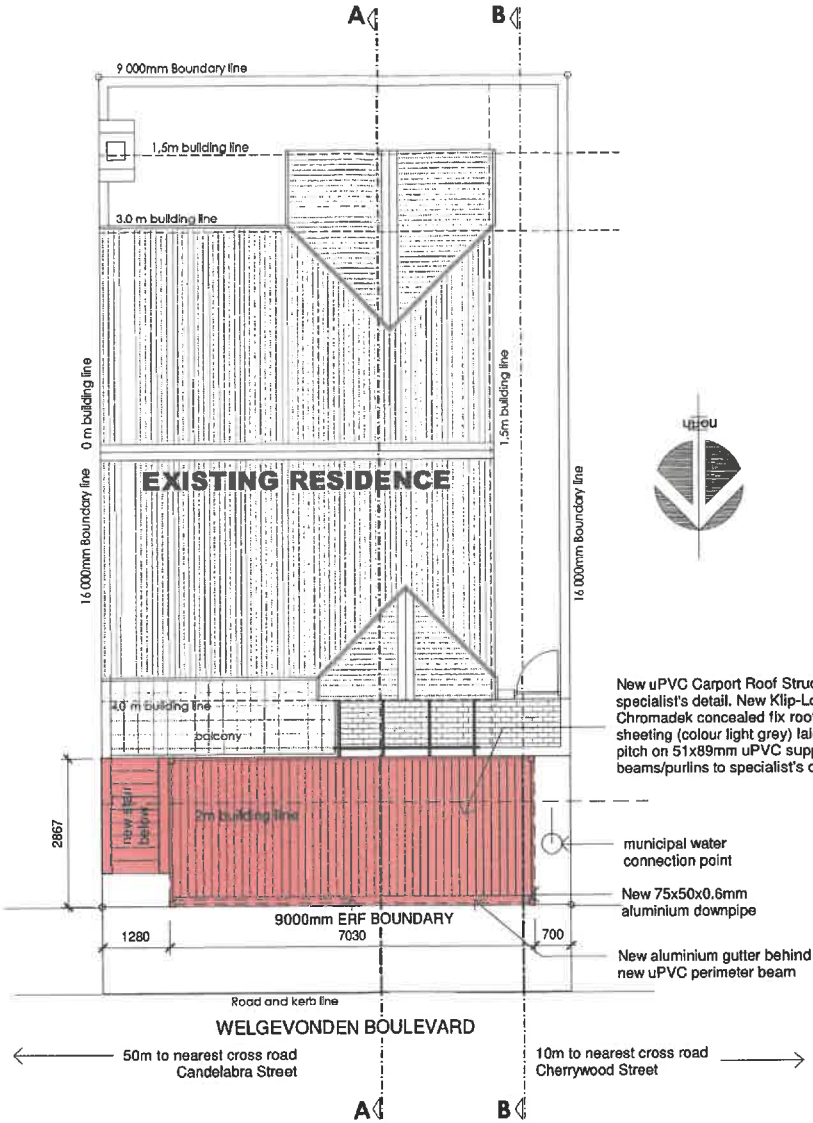
ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

DATE OF WHOA APPROVAL: 30 August 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

This does not guarantee successful Municipal approval. The onus remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.

| Rev | Description | Date |
|---|---|---|
| A | HOA Submission | 20240720 |
| B | Balustrade and extent of CP change | 20240726 |




# SITE PLAN AND ROOF PLAN

## COUNCIL NOTES

GENERAL:
1.ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2.SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
3.DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
4.ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:
3.IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K,L,M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:
1.PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:
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WALLS:
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HEALTH & PUBLIC SAFETY:
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MATERIALS AND FINISHES:
1.MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2.MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

**PROPERTY INFORMATION**
**ERF NUMBER: 15341**
**ADDRESS: 129 WELGEVONDEN BOULEVARD, WELGEVONDEN**
**ERF SIZE: 144m²**
**ZONING: GROUP HOUSING**

**BUILDING LINES:**
**STREET BUILDING LINE = 2m**
**REAR BUILDING LINE = 1.5m**
**SIDE BUILDING LINE = 1.5m**

| **EXISTING HOUSE GLA:** | |
|---|---|
| EXISTING GROUND STOREY HOUSE | 71m2 |
| NEW CARPORT | 22m2 |
| EXISTING FIRST STOREY HOUSE | 71m2 |
| EXISTING FIRST STOREY BALCONY UNCOVERED | 7.2m2 |
| **EXISTING TOTAL U/C INTERIOR AREA:** | 71m2 (49.3% coverage) |
| **NEW TOTAL U/C INTERIOR AREA:** | 71m2 (49.3% coverage) |
| **NEW TOTAL U/C NON ENCLOSED AREA:** | 18m2 |
| **EXISTING TOTAL COVERAGE:** | 49.3% |
| **NEW TOTAL COVERAGE:** | 61.8% |

Client
Jacques du Plessis

Project
New Carport Addition for 129 Welgevonden Boulevard - Erf 15341

Drawing
Site and Roof Plan

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 07/18/24 | LT |
| **Project Number** | Drawing No. **A100** | | Revision No. **B** |

Date & Time printed: 2024/08/06 12:51:42


**LARYSSA PRINS ARCHITECTS**
PrArch33056092
[redacted]
Stellenbosch

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

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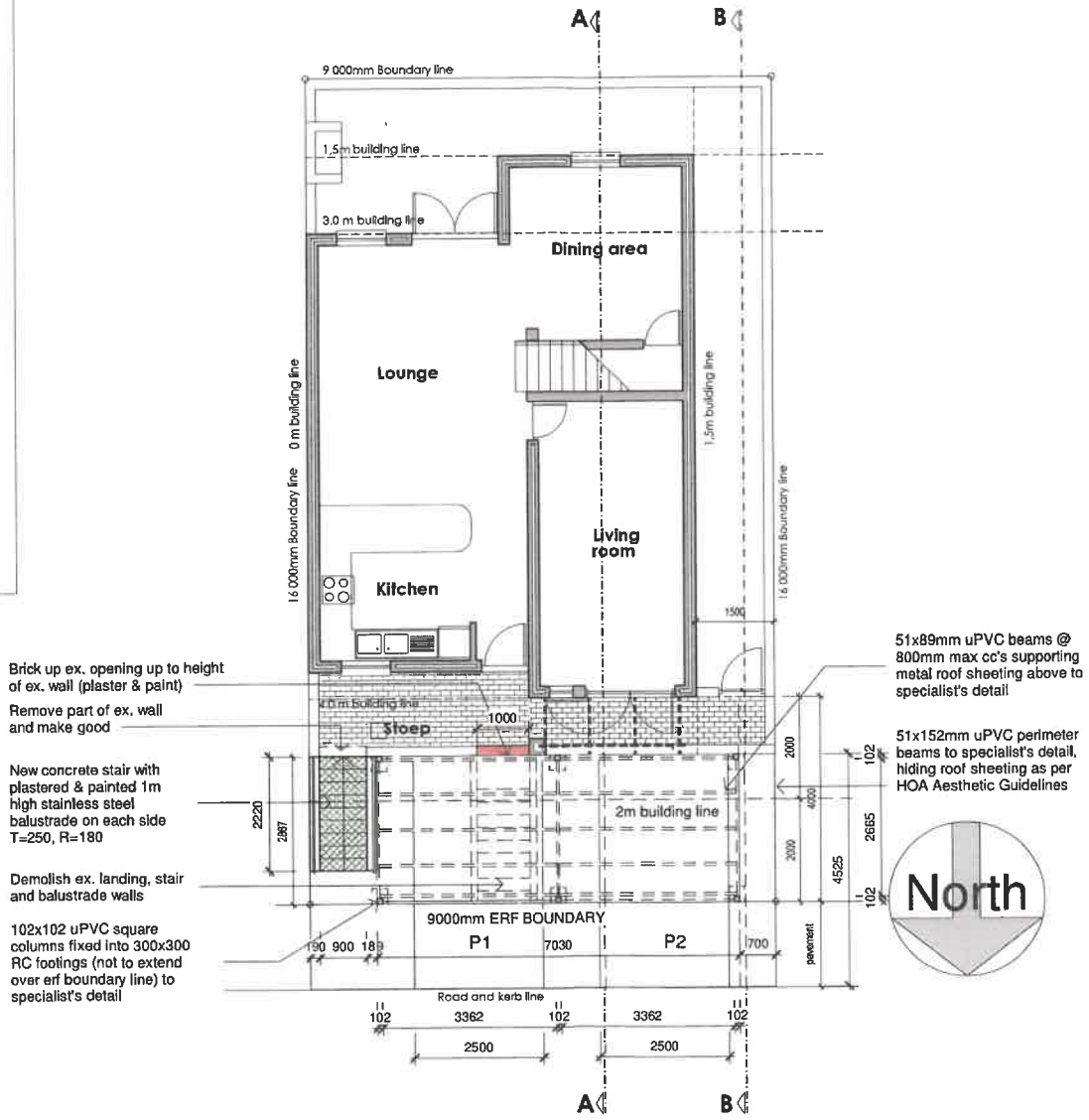


GROUND FLOOR PLAN

## COUNCIL NOTES

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STRUCTURAL DESIGN:
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Client
Jacques du Plessis

Project
New Carport Addition for 129 Welgevonden Boulevard - Erf 15341

Drawing
Ground Storey Plan

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 18/07/2024 | LT |

| Project Number | Drawing No. | Revision No. |
|---|---|---|
| | A101 | B |

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Date & Time printed


LARYSSA PRINS ARCHITECTS
PrArch33056092
[redacted]
Stellenbosch

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
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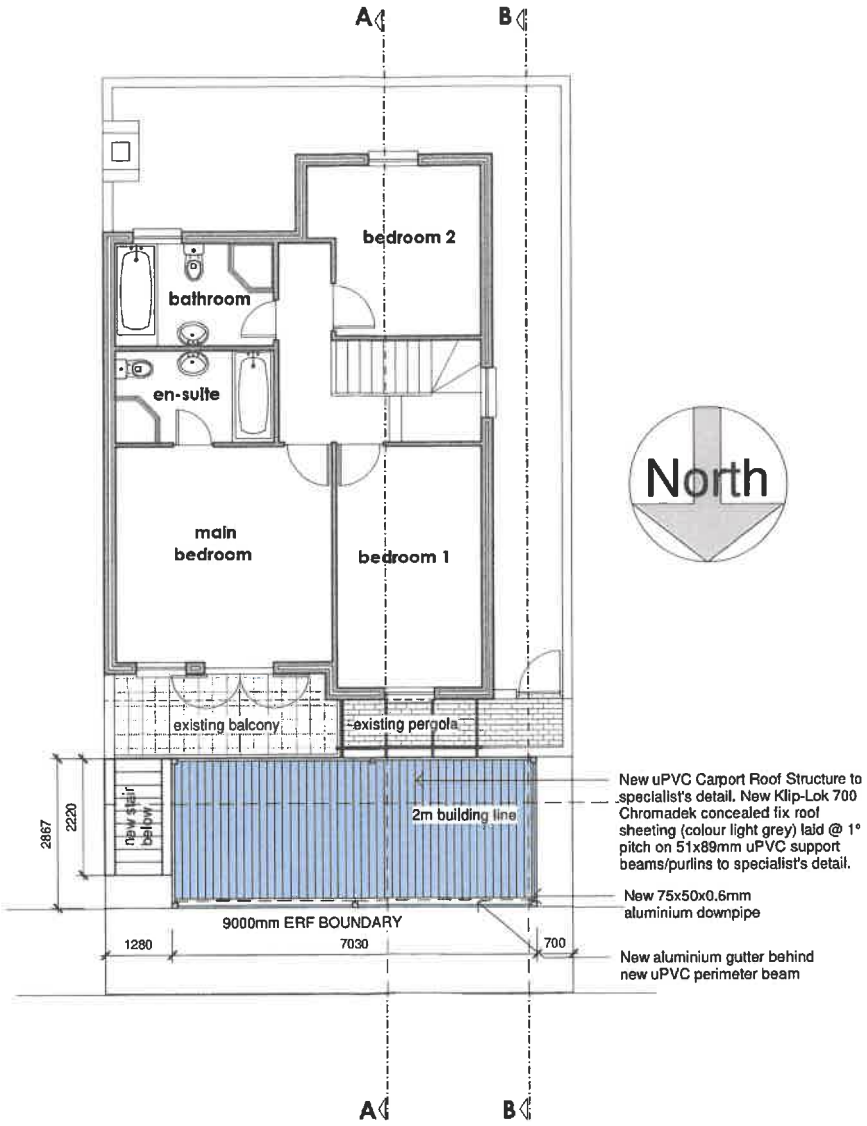


# FIRST FLOOR PLAN

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Client
Jacques du Plessis

Project
New Carport Addition for 129 Welgevonden Boulevard - Erf 15341

Drawing
First Storey Plan

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 07/18/24 | LT |

| Project Number | Drawing No. | Revision No. |
|---|---|---|
| | A102 | B |

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Date & Time printed:


**LARYSSA PRINS ARCHITECTS**
PrArch33054082
[redacted]
Stellenbosch


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WELGEVONDEN ESTATE

ESTATE MANAGER GAWIE MARX

ESTATE REVIEW ARCHITECT FRANCOIS MALAN

DATE OF WHOA APPROVAL: 30 August 2024

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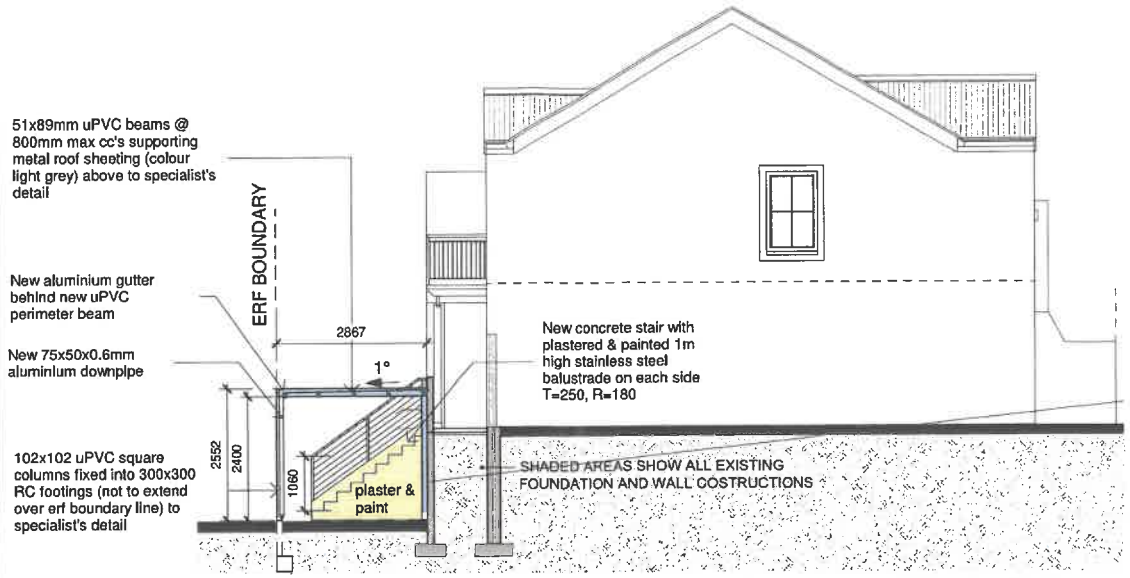


WEST ELEVATION / SECTION B-B

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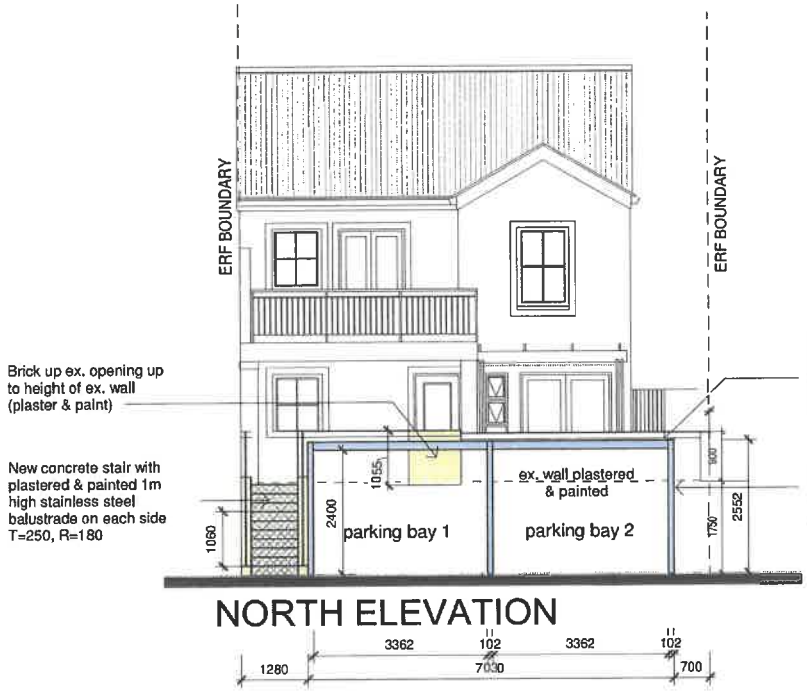
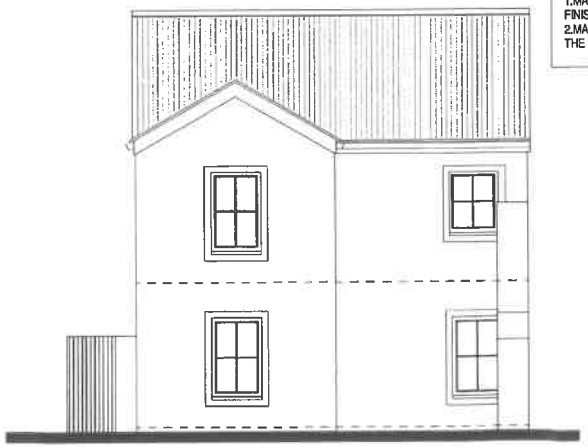



NORTH ELEVATION



SOUTH ELEVATION

Client
Jacques du Plessis

Project
New Carport Addition for 129 Welgevonden Boulevard - Erf 15341

Drawing
North, South and Wes Elevations (Section BB)

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 07/19/24 | LT |

| Project Number | Drawing No. | Revision No. |
|---|---|---|
| | A103 | B |

2024/08/06 12:51:43 Date & Time printed:


LARYSSA PRINS ARCHITECTS
PrArch32[redacted]
Stell[redacted]

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

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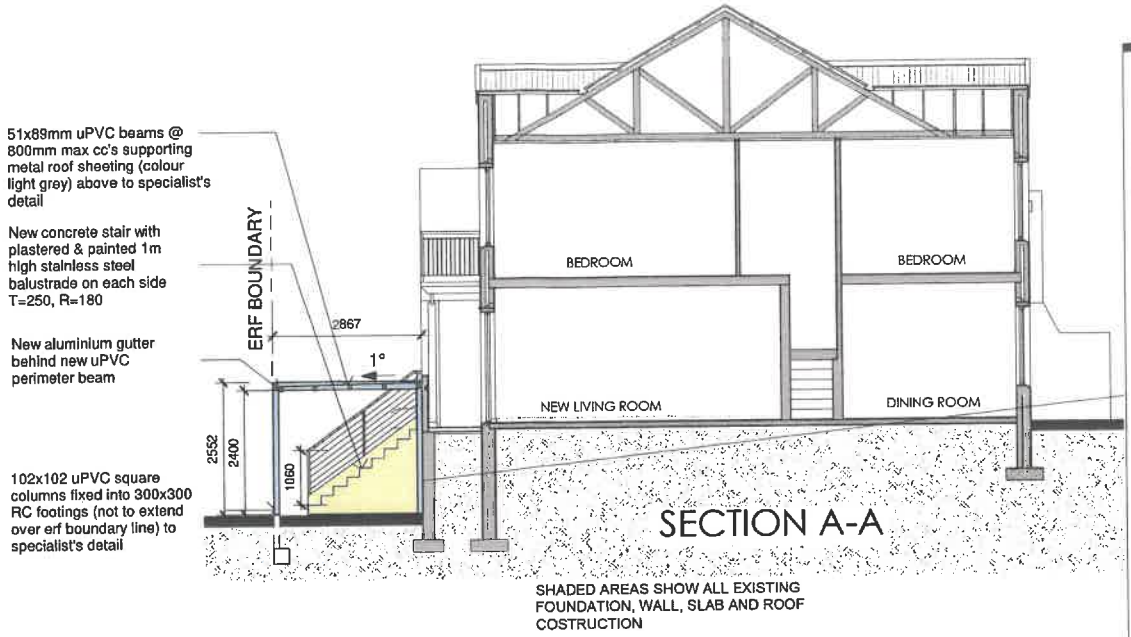



SECTION A-A

SHADED AREAS SHOW ALL EXISTING FOUNDATION, WALL, SLAB AND ROOF COSTRUCTION

## COUNCIL NOTES

GENERAL:
1.ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2.SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
3.DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
4.ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:
3.IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,J,K,L,M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:
1.PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:
ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

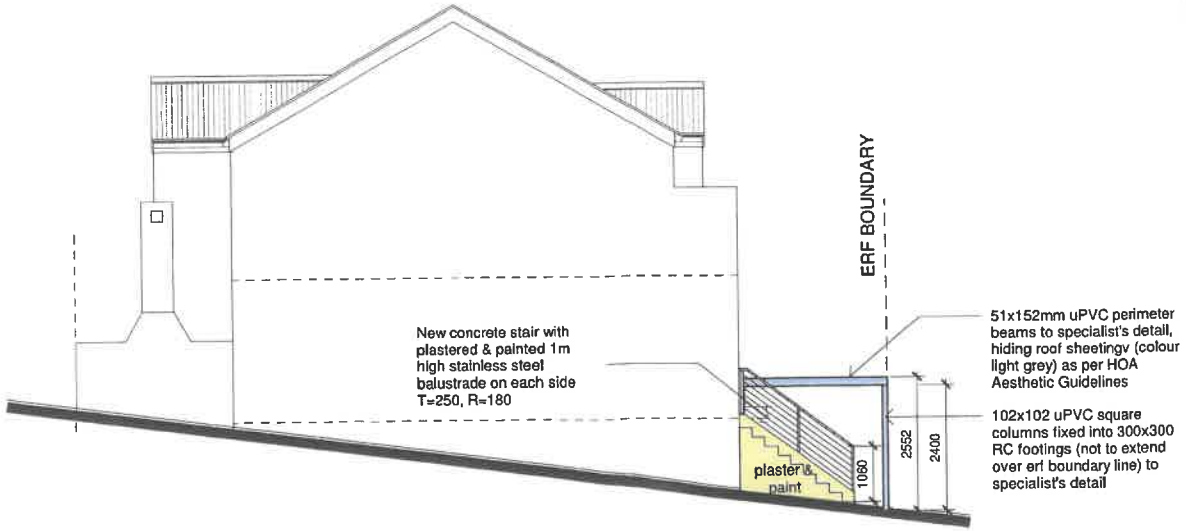
WALLS:
1.STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2.ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:
1.ROOF COVERINGS,WATERPROOFING SYSTEMS, AND FLAT ROOFS,GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1
2.FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:
1.CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2.STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3.THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:
1.DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2.STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:
1.MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2.MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.




EAST ELEVATION

Client
Jacques du Plessis

Project
New Carport Addition for 129 Welgevonden Boulevard - Erf 15341

Drawing
East Elevation and Section AA

| Scale | Size | Date | Drawn |
|---|---|---|---|
| 1 : 100 | | 07/19/24 | LT |
| **Project Number** | Drawing No. A104 | | Revision No. B |

Date & Time printed: 2024/08/06 12:51:43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LARYSSA PRINS ARCHITECTS
PrArch33056092
[redacted]
Stellenbosch


VERIFY ALL LEVELS ARE TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK. DIMENSIONS ARE INDICATED IN MILLIMETERS.