



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-MAIL

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.

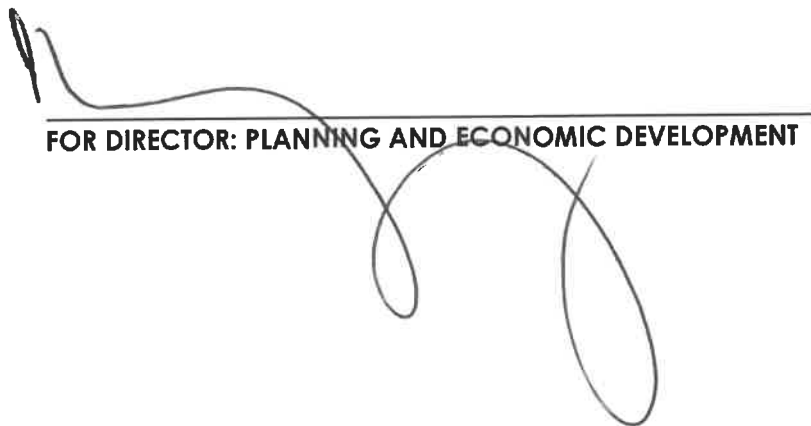
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for 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



A large, stylized handwritten signature in dark ink, consisting of several loops and a long horizontal stroke, positioned over the printed text 'FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT'.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/11/2024.
DATE



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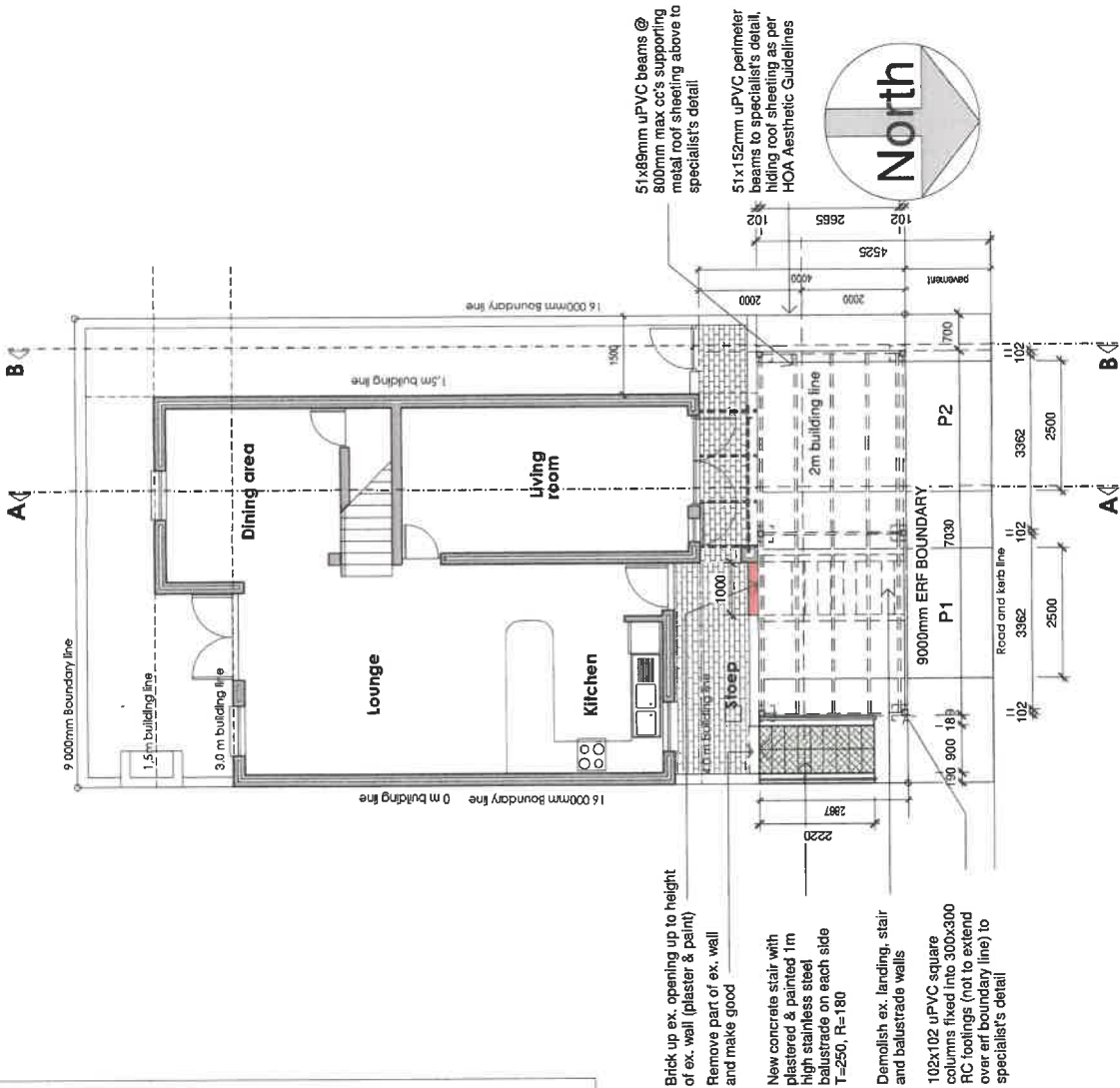
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLANS

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.

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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.



GROUND FLOOR 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.
SPECIFIC DESIGN:
3.1. THE STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, K, L, M AND N AND IN THE CASE OF TIER 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 IN FORM 1
2. FIRE RESISTANCE AND PENETRATION 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 10400-S 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-Q.
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 SYSTEMS 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. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client	Jacques du Plessis		
Project	New Carport Addition for 129 Welgevonden Boulevard - Erf 15341		
Drawing	Ground Storey Plan		
Scale	1 : 100	Date	18/07/2024
Project Number	A101	Drawing No.	A101
Revision No.	B	Drawn	LT

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:

THE ARCHITECT 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 AND N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SIZE 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, COMPACTON 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 IN FORM 1

2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH PRE-ENGINEERED SYSTEMS UNLESS OTHERWISE SPECIFIED IN FORM 1.

3. CHANGES IN LEVEL, RAMP 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-Q.

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 SYSTEM 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

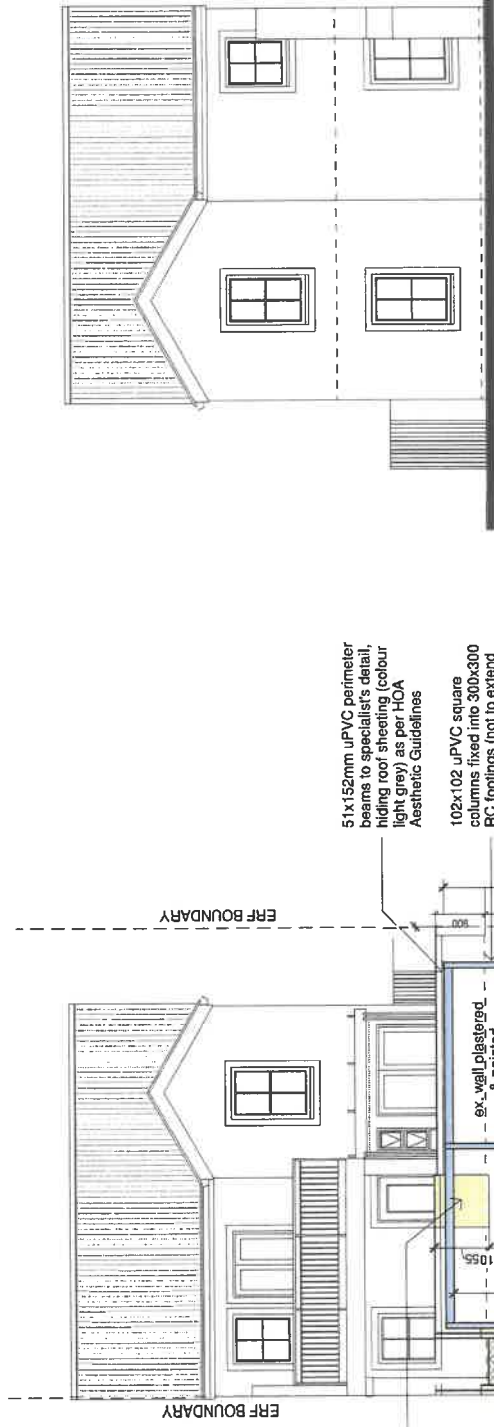
2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client	Jacques du Plessis		
Project	New Carport Addition for 129 Weigevonden Boulevard - Erf 15341		
Drawing	North, South and Wes Elevations (Section BB)		
Scale	1 : 100	Size	Drawn LT
Date	07/19/24		
Project Number	A103	Drawing No.	Revision No. B

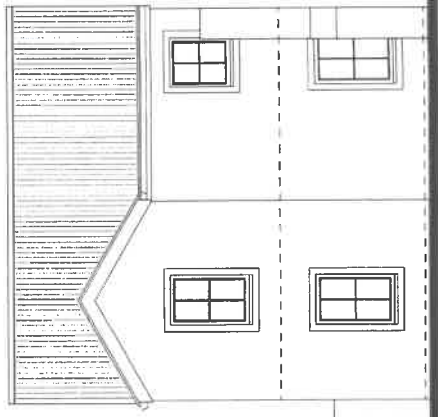
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WEST ELEVATION / SECTION B-B



NORTH ELEVATION



SOUTH ELEVATION

LARYSSA PRINS ARCHITECTS

Princkx 322
Stellenbosch

51x189mm uPVC beams @ 800mm max cc's supporting metal roof sheeting (colour light grey) above to specialist's detail

New concrete stair with plastered & painted 1m high stainless steel balustrade on each side T=250, R=180

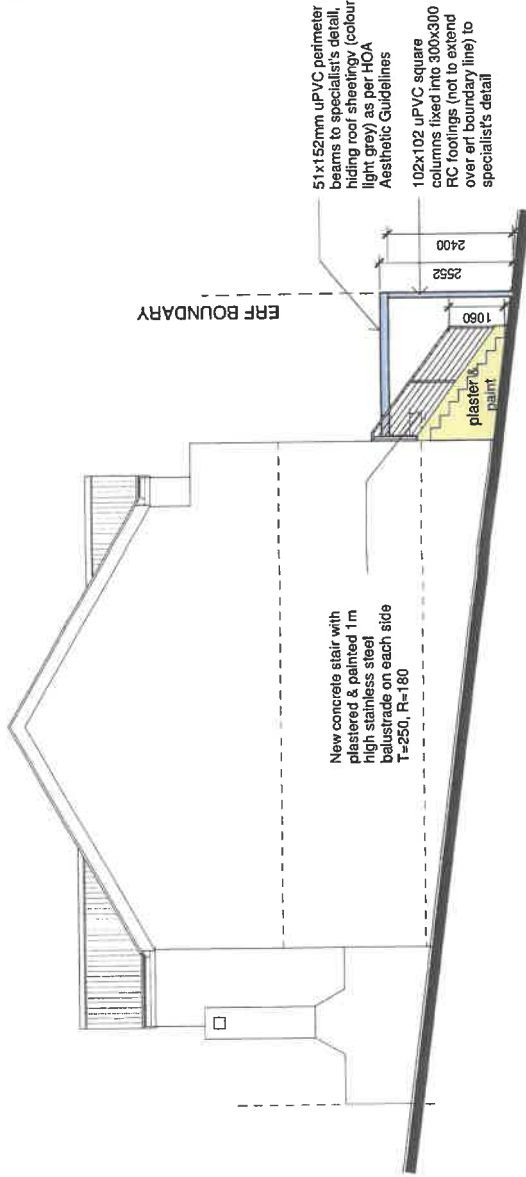
New aluminium gutter behind new uPVC perimeter beam

102x102 uPVC square columns fixed into 300x300 RC footings (not to extend over erf boundary line) to specialist's detail



SECTION A-A

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



EAST ELEVATION

New concrete stair with plastered & painted 1m high stainless steel balustrade on each side T=250, R=180

51x152mm uPVC perimeter beams to specialist's detail, hiding roof sheeting (colour light grey) as per HOA Aesthetic Guidelines

102x102 uPVC square columns fixed into 300x300 RC footings (not to extend over erf boundary line) to specialist's detail

COUNCIL NOTES

GENERAL:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400-P

2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: 1.1 TO 1.10

3. DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.

4. ALL LEVELS, DIMENSIONS, GRADEINGS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:

3.1. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1, THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 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