STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13407
Our File Reference Number: Erf 15635, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION FOR A CONSENT USE ON ERF 15635, WELGEVONDEN-ESTATE, 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 Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 for Consent Use in order to operate a commune accommodating a maximum of (3) three boarders in the existing dwelling house on Erf 15635, Stellenbosch;

BE APPROVED in terms of Section 60 of the said Bylaw, subject to conditions of approval in terms of Section 66 of the said Bylaw.

3. Conditions of Approval:

   3.1 The approval applies only to the Consent Use under consideration as indicated on the referenced First Floor Plan with Project No. PP574/05, drawn by Pretplan Building Plans and dated 16.11.06, and Parking Layout Plan, attached as **Annexure B** 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 First Floor Plan with Project No. PP574/05, drawn by Pretplan Building Plans and dated 16.11.06, and Parking Layout Plan, attached as **Annexure B**.

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 and may not interfere with their rights.

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

3.6 At least one on-site parking bay must be provided per border, as indicated on the Parking Layout Plan and site photo, attached as **Annexure B**.

3.7 No parking may encroach on the road reserve, all parking must occur on the ERF.

4. Matters to be noted:

None.

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

5.1 The potential negative impacts that the combined activities of 3 boarders will have on surrounding properties will be comparable with that of a single family of the same size, or even less in the case of larger families.

5.2 Engineering services are unaffected and sufficient off-street parking is provided for 3 boarders.

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

DATE 17/7/2024

ANNEXURE B:

SITE DEVELOPMENT PLAN

Windows
All windows as per Cape Culture Victorian type or similar approved timber mock sash windows varnished.
W1 - 1000 x 1500mm
W2 - 900 x 1500mm
W3 - 600 x 1200mm
W4 - 900 x 1200mm

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 bed on well compacted non-organic fill material.

Walls
270mm cavity and 230mm load bearing walls built with best quality ROK clay bricks layed in stretcher bond in 1:5 cement mortar with wall ties and brickforce to every 3 courses and plastered with min. 15mm, 1:5 cement plaster (exterior) and min. 10mm, 1:5 cement plaster (interior) skimmed 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 ont 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.

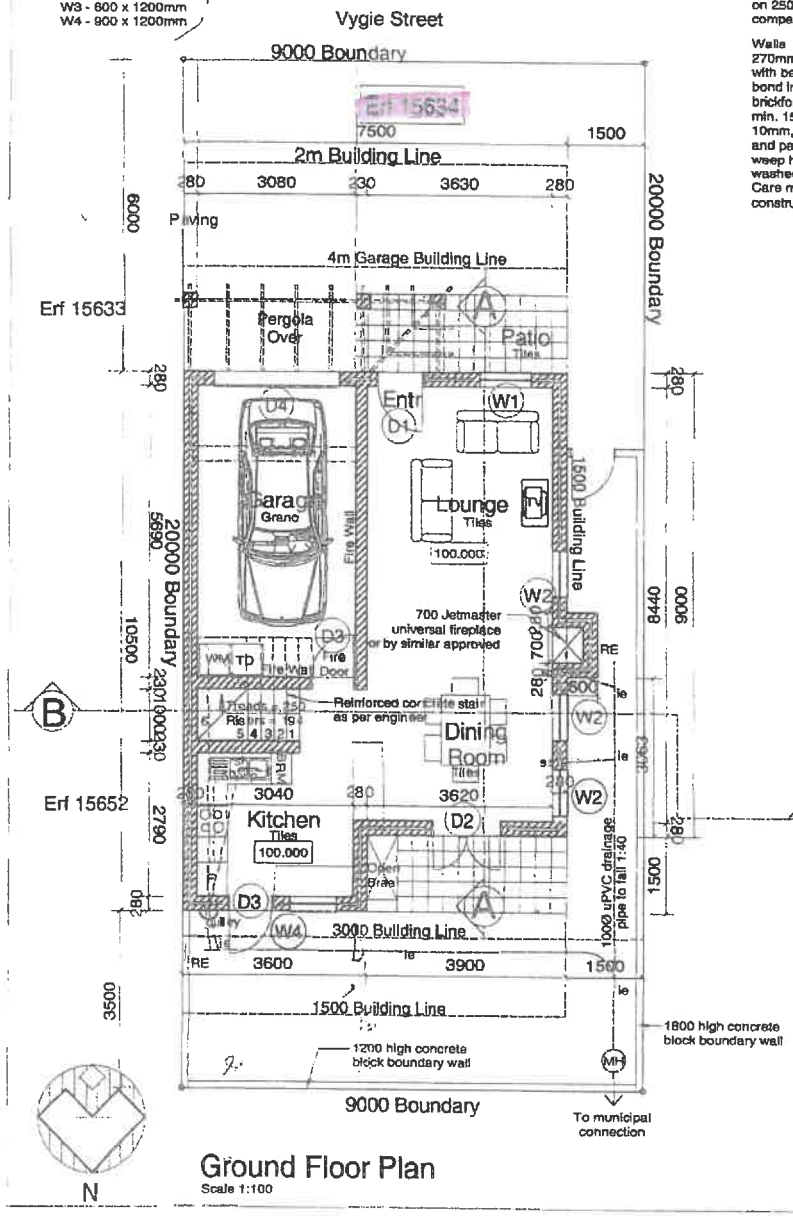
Cupboards
Kitchen cupboards will be melamine finish with post formed formica tops. Built in cupboards in bedrooms melamine finish with layout to be to owners approval and choice.

Doors
Timber doors as per Cape Culture catalogue SD door range or similar approved:
D1 - 813 x 2032 x 40m 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 Corowood 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 maranti door.

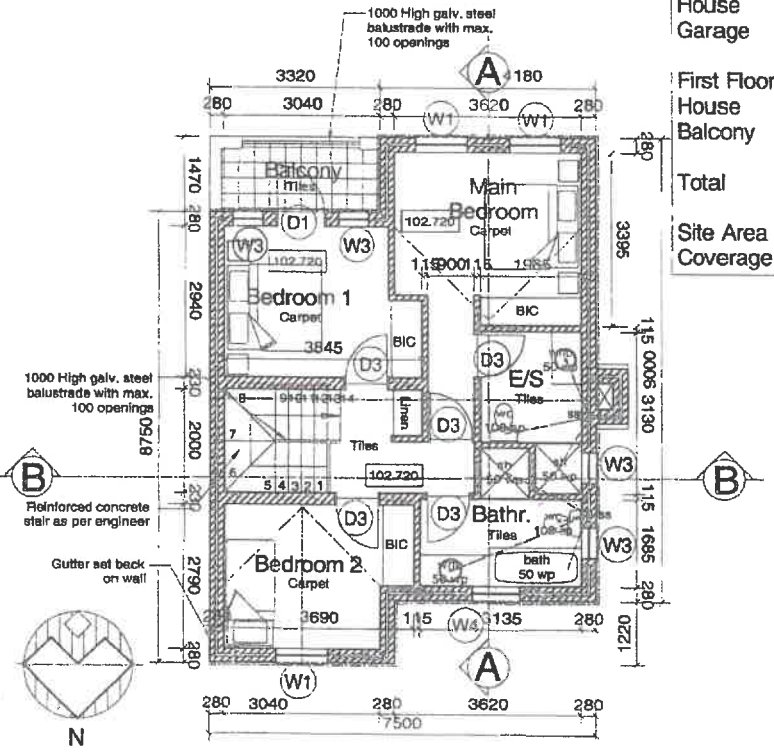
DENNIS MOSS VEN. ING
TEL: (021) 887 0124
FAKS: (021) 886 5393
REG. NR. 1990/04008/21

GOEDGEKEUR.....
DATUM 27 NOV 2006

ESTETIESE GOEDKEURING
Nieteenstaande bogenoemde goedkeuring bly dit die eienaar ontwikkelaar se verantwoordelikheid om toe te sien dat die material, kleure, afwerkings ens. volgens die voorgeskrewe argitektoniese riglyne vir die ontwikkeling moet wees ongeag die detail op die planne aangebring. Enige afwykings moet skriftelik aan DENNIS MOSS VEN. voorgelê word vir goedkeuring.



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

Area Schedule:

Ground Floor:	
House	50 m²
Garage	22 m²
First Floor:	
House	63 m²
Balcony	5 m²
Total	135 m²
Site Area	180.00 m²
Coverage	40 %

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3. The contractor is responsible for correct setting out of the works, all external and internal walls with particular reference to boundaries, building lines, etc. where relevant.
4. Contractor to verify all levels, heights and dimensions on site and to check same against the drawings before putting any work in hand.
5. Contractor are to ensure that all details shown on this drawing are in compliance with local authority bye-law and regulations.
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7. Contractor is to build in approved d.p.c.'s to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls. Cavity walls to have stepped d.p.c.
8. Any queries arising from all the above must be reported to architect/designer for clarification before any work is put in hand.

pretplan
[redacted]

projek
project

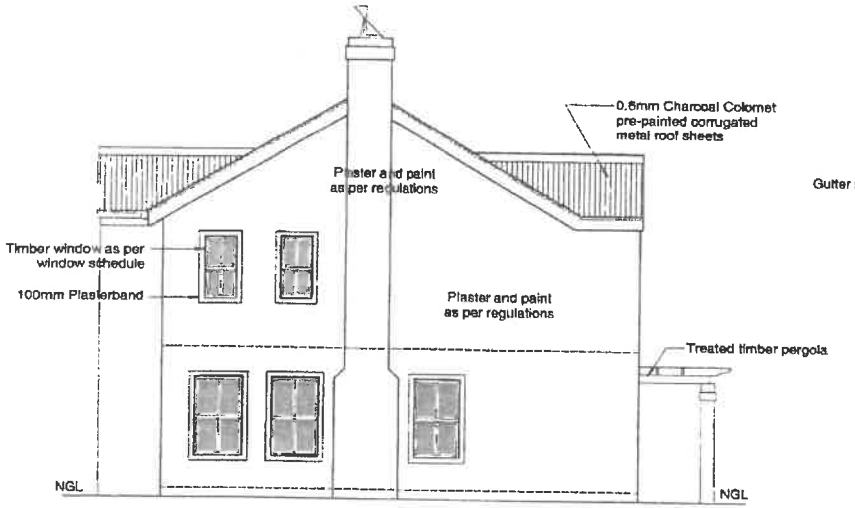
AF Trust
Proposed new dwelling on Erf 15635, Welgevonden, Stellenbosch

vel beskrywing
sheet description

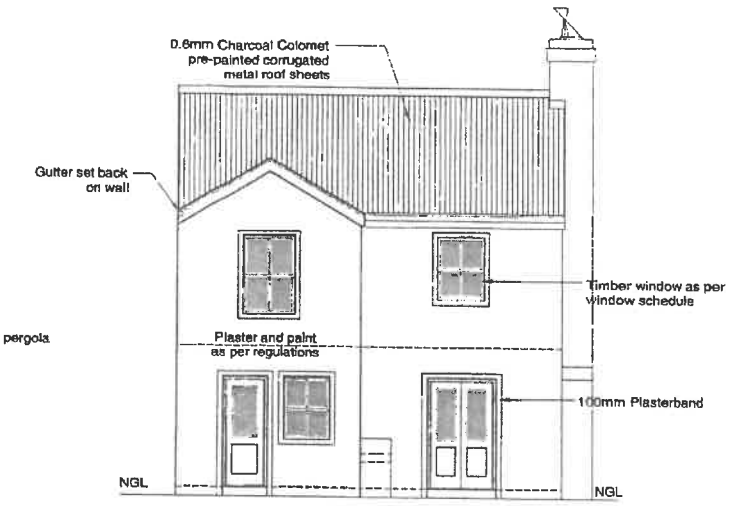
Ground Floor Plan
First Floor Plan

projek nr. project no	PP574/05	sheet scale	1:100
vel nr. sheet no	1	datum date	16.11.06
		gekeken drawn	bp

Mun



West Elevation
Scale 1:100

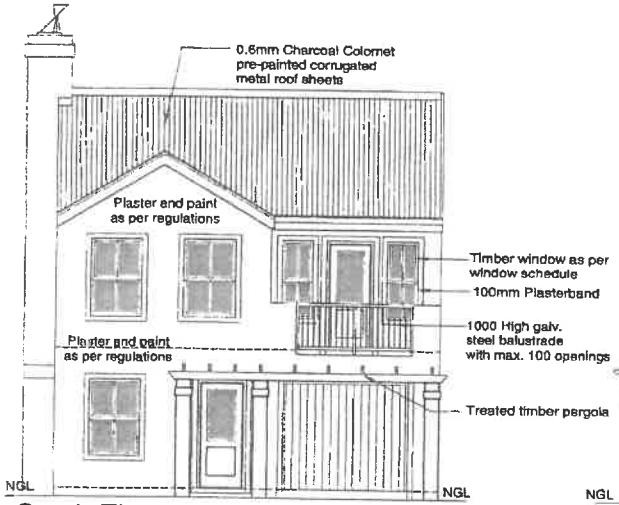


North Elevation
Scale 1:100

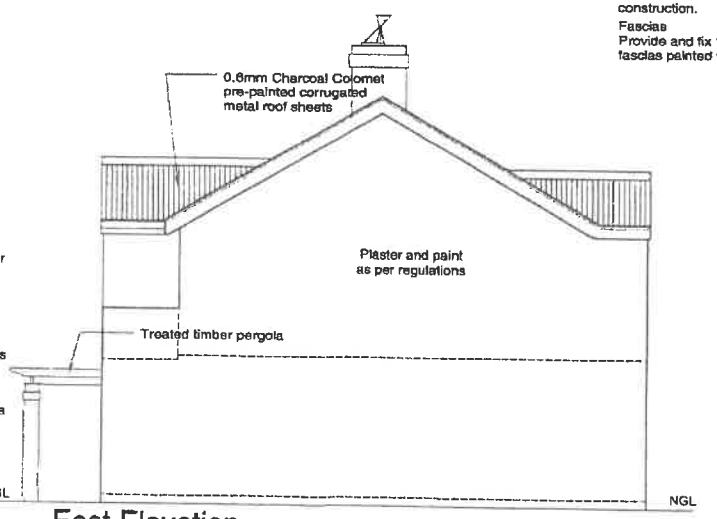
Roof Construction
0.6mm Charcoal Colornet pre-painted corrugated metal roof sheets on 75 x 50 purlins at 1000mm centres min. on Gangnail prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Provide roof anchors, 38mm galv. hoop iron at truss centres built in aprox. 4 - 5 layers into brickwork and tied around trusses on 114 x 38 wall plate. Provide 410 sisalation direct under roof sheets and 50mm min. isotherm on top of ceiling between trusses.

Walls
270mm cavity and 230mm load bearing walls built with best quality ROK clay bricks layed in stretcher bond in 1:5 cement mortar with wall ties and brickforce to every 3 courses and plastered with min. 15mm, 1:5 cement plaster (exterior) and min. 10mm, 1:5 cement plaster (interior) skimmed 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 ont damaged during construction.

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



South Elevation
Scale 1:100



East Elevation
Scale 1:100

DENNIS MOSS VEN. ING

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GOEDGEKEUR...
DATUM 27 NOV 2006

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pretplan
BOUPLANNE
BUILDING PLANS

[redacted]

AF Trust
Proposed new dwelling on
Erf 15635, Welgevonden,
Stellenbosch

Elevations

projek nr. / project no	PP574/05
vel nr. / sheet no	2
skaal / scale	1:100
datum / date	16.11.06
geteken / drawn	bp

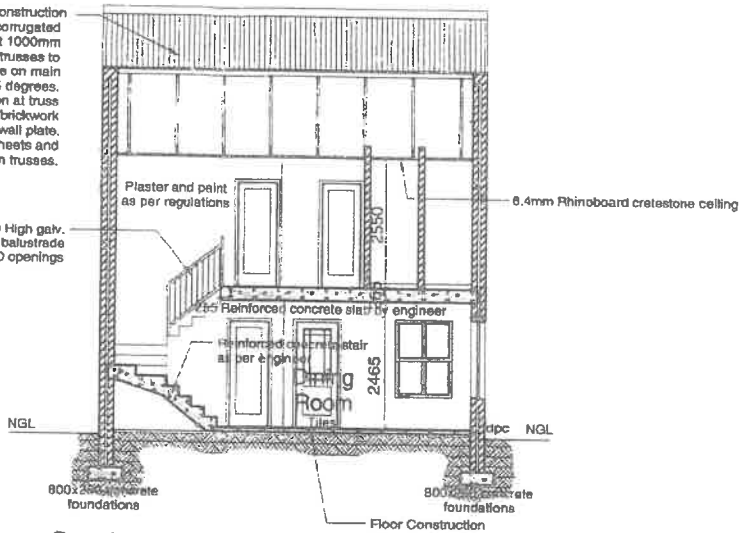
Fascias
Provide and fix 12 x 228 Everite fibre cement fascias painted white on eaves.

Damp Proof Course
Provide Brikgrip DPC under walls and window sills, window soffits and cavity walls, Gunplas USB Green under concrete slabs as per supplier spesifications.

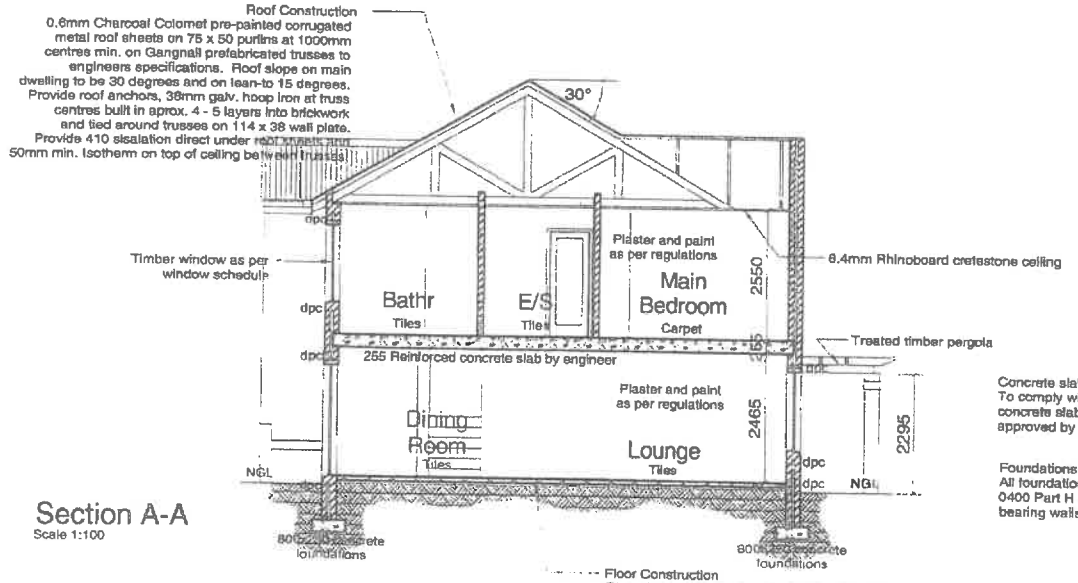
Ceilings
6,4mm Rhino board ceiling cretestone skimmed and fixed to underside of 38 x 38 SA Pine ceiling brandering at 300mm centres fixed to underside of gangnail trusses. Moulded gypsum cornices to arch. designer spec. to cover wall / ceiling joints finished flush with cretestone.

Roof Construction
0.6mm Charcoal Colomet pre-painted corrugated metal roof sheets on 75 x 50 purlins at 1000mm centres min. on Gangnail prefabricated trusses to engineers specifications. Roof slope on main dwelling to be 30 degrees and on lean-to 15 degrees. Provide roof anchors, 38mm galv. hoop iron at truss centres built in aprox. 4 - 5 layers into brickwork and tied around trusses on 114 x 38 wall plate. Provide 410 sisalation direct under roof sheets and 50mm min. isotherm on top of ceiling between trusses.

Sanitaryware
Provide 200L Kwikot elec. geyser in ceiling above bathrooms as per suppliers specification. Toilets, semi-close coupled floor mounted wc suites. Bath to be Plexicor acrylic with CObra bath mixer with hand shower and spout. Basins Vall basin in vanity slab with Cobra mixer taps. Shower to be Plexicor shower tray with Showerline pivot door glassed scren and Cobra underwall taps and shower rose as per clients choice and approval.



Section B-B
Scale 1:100



Section A-A
Scale 1:100

Concrete slabs and beams
To comply with SABS 0400 Part J, Item JJ2 and concrete slabs and bemas to be designed and approved by structural engineer as per SABS 0/62.

Foundations
All foundations and foundations walls as per SABS 0400 Part H and Part K and 850 x 250 for load bearing walls.

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pretplan
BOUPLANNE
[redacted]

projek
project

AF Trust
Proposed new dwelling on Erf 15635, Welgevonden, Stellenbosch

vel beskrywing
sheet description

Sections

projek nr.
project no PP574/05

vel nr.
sheet no 3

skaal
scale 1:100

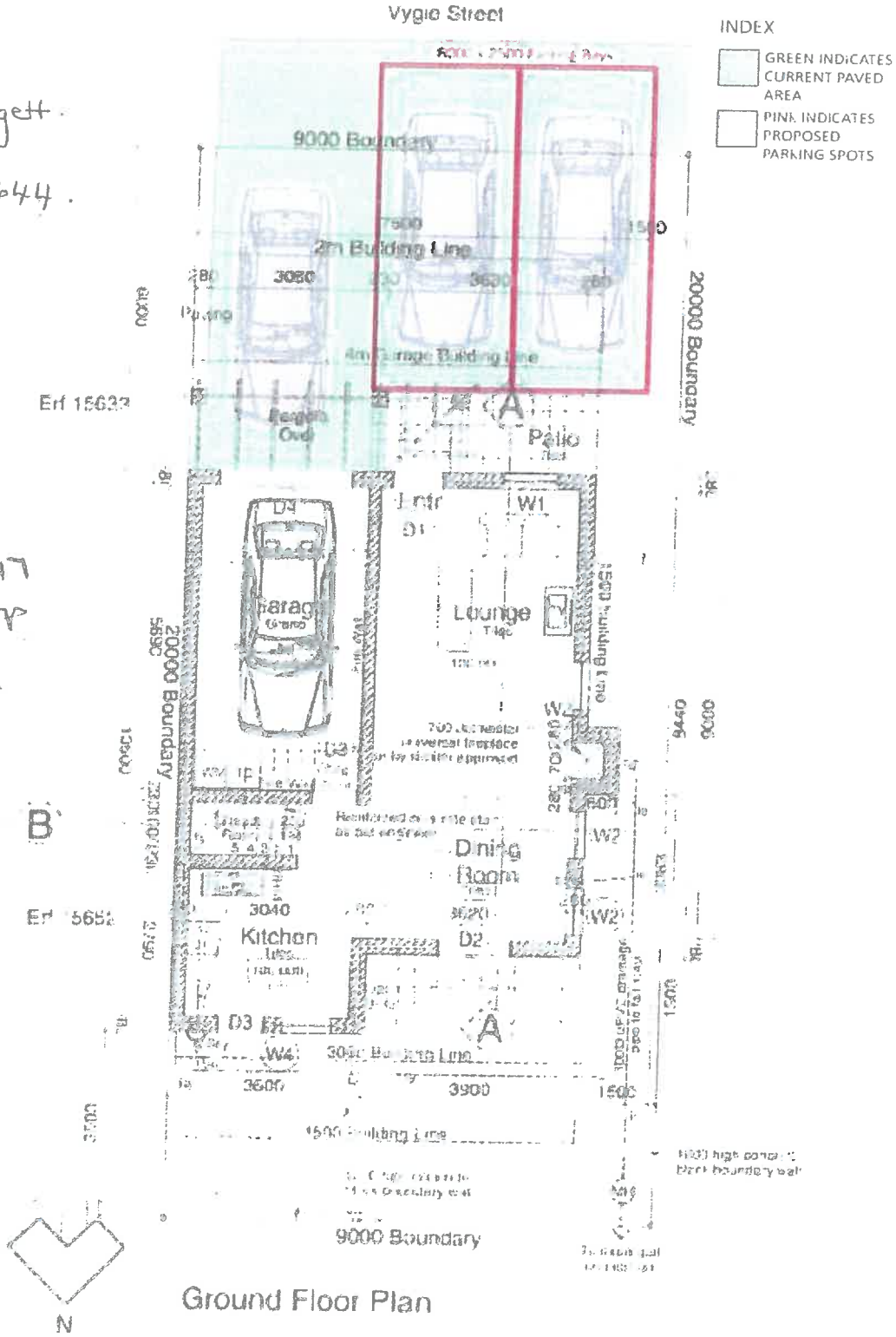
datum
date 16.11.06

geteken
drawn bp

Onsite Parking Plan Erf 15635

Prof GJ Rossouw, owner

Erf 15646
25/10/2021 Vygie Street



23.10.21 Wiggett.
Erf 15644.

Erf no. 15623

Erf 15647
H. Skarkamp
22-10-2021

JP SWART
2021/10/27
ERF. NO. 15621

rf 15634
Johann Meyer
28/10/2021