STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17389(TP847/2024)
Our File Reference Number: Erf 14922, 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 PERMANENT DEPARTURE ON ERF 14922, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 for a permanent departure for the relaxation of the Welgevonden Design Guidelines to permit the drying yard to be 1m in lieu of 1.5m from the common building line (Erf 14923 Stellenbosch) and the coverage to be 58% in lieu of 50%, on Erf 14922 Stellenbosch.

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, section, and elevations as referenced in Drawing No. 2024/14922/1, dated 25 March 2024, and drawn by B Van Wyk, 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 drying yard will not undermine or be detrimental to the character of the surrounding residential area.

4. 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.

5. 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.

6. **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

7. 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.

8. 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.

9. 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.

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

11. 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

2/11/2024

DATE

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ANNEXURE A

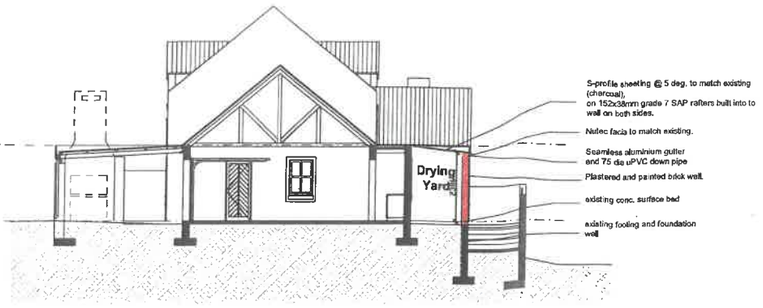
SITE PLANS

North Elevation

1:100

South Elevation

1:100

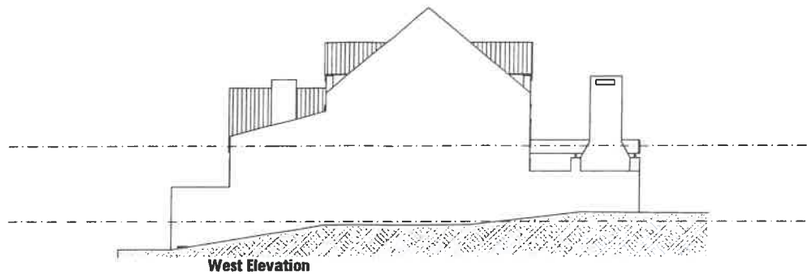


Section A-A

1:100

East Elevation

1:100

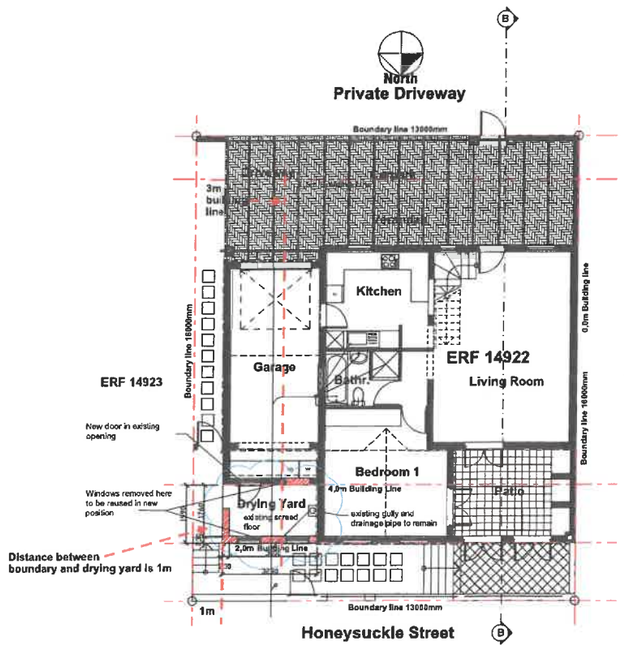


West Elevation

1:100

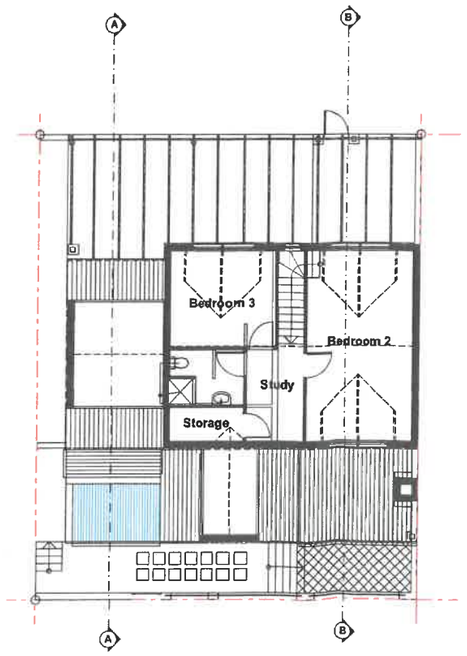
Area:

Site	208m²
Existing Ground Floor	114.5m²
Extension	6.5m²
New Ground Floor	121.0m²
Existing First Floor	61.3m²
Existing Coverage	58%



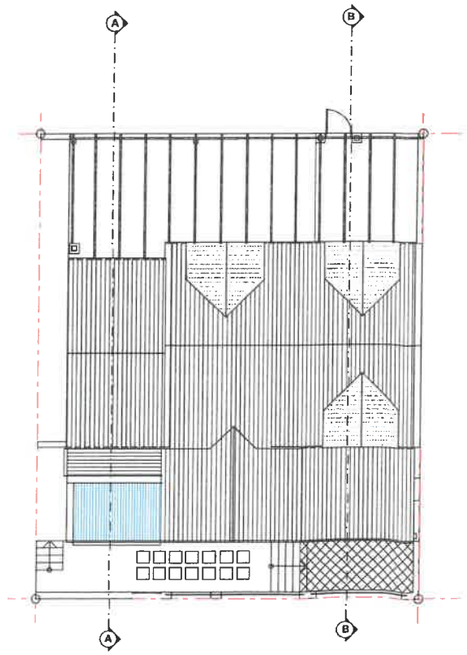
Site & Ground Floor Plan

1:100



First Floor Plan

1:100



Roof Plan

1:100

VARIATIONS/WYSIGINGS:

NO. NR.	DATE DATUM	DESCRIPTION BESKRYWING
		TENDER DOCUMENT ISSUE DATE TENDER UITREIKING

WELGEVONDEN ESTATE

ESTATE MANAGER (MARK MARX)

ESTATE REVIEW ARCHITECT (FRANCOIS MALAN)

DATE OF WHOA APPROVAL: 25 April 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.

PIERRE D MALAN ARCHITECT

6 CHERRYWOOD STELLENBOSCH – REG. NO. 6225
082 7879 052 – pdmalan@gmail.com

STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. + CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. + FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS. + REFER CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. + THE DESIGN ON THIS DRAWING IS THE PROPERTY OF JURGEN BREUNINGER ARCHITECTURAL DESIGN AND COPYRIGHT IS RESERVED.

PROJECT/PROJEK:

Alterations for
Mr Bernie van Wyk

Erf 14922
Welgevonden Estate
Stellenbosch

DRAWING/TEKENING:

New Enclosed Drying Yard

Floor Plan Layout
Elevations

DRAWN/GETEKEN: Pierre Malan	SIGNATURE:
SACAP REGISTRATION NUMBER: 6225	
OWNER/EIENAAR: B van Wyk	SIGNATURE/TEKEN:
SCALE/SKAAL: 1:100	DATE/DATUM: 25/03/2024
COMPUTER NO./REKENAAR NR: C:\DRAWINGS\0000(x)\0000-000	
DRAWING NO./TEKENING NR: 2024/14922/1	REV./WYS: B