



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18948 (TP1145/2025)

Our File Reference Number: Erf 14526, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact

Erven 14525 and 14527, Stellenbosch [stellenbosch.gov.za](mailto:info@stellenbosch.gov.za)

PER

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 14526, STELLENBOSCH

1. The above application refers.
 2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The application for permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2023 for the relaxation of Welgevonden design guidelines for relaxation of the common building line adjacent to Erven 14525 and 14527. The relaxation is from 1.5m to 0m in order to accommodate the proposed 1.4m high timber deck on Erf 14526 Stellenbosch.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the proposed application under consideration 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 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.
 - 3.3 The development and building works must generally follow the floor plans, sections, and elevations shown in Drawing No. 01498-Whitehead-stb14526-20240624, dated 23 September 2024, prepared by Exact Plan and included as **Annexure A**.

3.4 Building plans must be submitted for all work and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.5 To ensure privacy and reduce visual intrusion into adjacent properties, a screen such as a solid wall or a timber panel must be installed to effectively block any direct view into neighbouring properties.

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

4.1 The proposal has no visual or privacy impact, as existing wooden panel and wall act as a screen and block the view into neighbouring properties.

4.2 The proposal slightly extends beyond the building line; however, it is a reasonable continuation of the existing dwelling and is not expected to cause any adverse impact on neighbouring properties.

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.

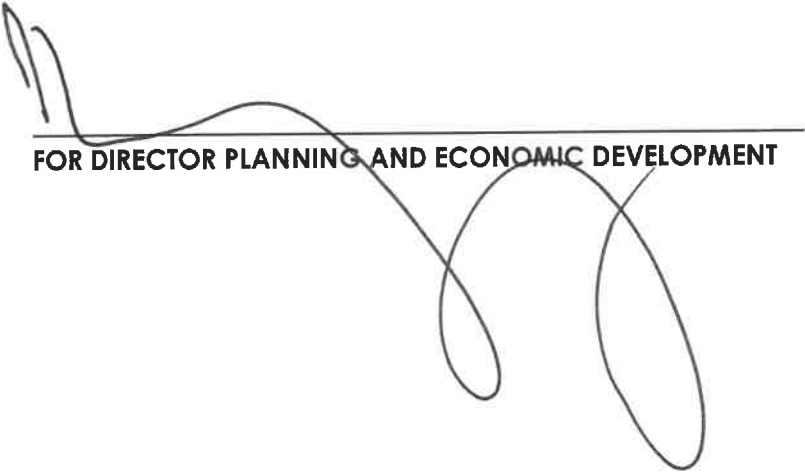
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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

30/7/2025

DATE:



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ANNEXURE A

SITE PLAN

LOCAL AUTHORITY APPROVAL:

ESTATE MANAGER
GAMHE MARX

ESTATE REVIEW ARCHITECT
FRANCIS MALAN

DATE OF WHOM APPROVAL: 3 October 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.

SPECIFICATIONS:

SUBSTRUCTURE
Foundations: not applicable
Foundation Walls: not applicable
Column Foundations: Foundations to steel posts to be min 600x600x400mm.

SUPER STRUCTURE
Floor Construction: not applicable
Solid Floors: not applicable
Suspended Floors: not applicable
External walling: not applicable
Walls: not applicable
Windows and doors: not applicable
Roof: not applicable
Pitched Roofs: not applicable
Flat Roofs: not applicable
Rainwater Gutter: not applicable
Roof Assembly: not applicable
Internal Division: not applicable
Walls: not applicable
Doors: not applicable
Substrates: not applicable

FINISHES:

External:
Walls: not applicable
Patios / Screens: not applicable
Timber deck: 22mm timber decking on 38x38mm bracing at 450mm c/c on 228x38mm floor joists at 450mm c/c. Floor joists to be secured to wall and to 305x75mm bearer beam with galvanized teco brackets.
Internal:
Walls: not applicable
Floors: not applicable
Ceilings: not applicable
Joinery: not applicable

SERVICES:

Electrical: All electrical installations to comply with local authority requirements and SANS 10400. Distributions, reticulation and lighting as per electrical layout provided.
Plumbing: not applicable
Ventilation and Lighting: All areas to comply with municipal regulations and SANS 10400 L.L.O. min 5% of floor area ventilation and min 10% of floor area lighting
Drainage: All soil drains to be closed system 110mm PVC pipes with min fall of 1:80. All vent pipes to be 80mm PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bonds to have min 600mm inside radius. All drains below building to be enclosed in 150mm clean sand fill round.

PARAMETERS:

EXISTING:
ground floor: 66.50m²
first floor: 66.50m²
carports: 20.00m²
covered patio: 10.00m²
TOTAL: 169.00m²

open patio: 36.00m²

TOTAL AREA: 169.00m²

TOTAL FOOTPRINT: 99.50m²

SITE AREA: 260.00m²

COVERAGE ALLOWED: 50.00%

COVERAGE ACTUAL: 38.27%

PLEASE NOTE:
THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSON'S ATTENTION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

HOUSE WHITEHEAD

CLIENT: MR R WHITEHEAD

PROPERTY: ERF 14526
STELLENBOSCH

ADDRESS: 39 WILDEKLAWER
WELGEVONDEN ESTATE

DRAWING: COUNCIL SUBMISSION

REVISIONS:

	A	change done	date	person
•	B	change done	date	person
•	C	change done	date	person
•	D	change done	date	person

DRAWING NUMBER:

01498-whitehead-stb14526-20240624

SCALE:	PAGE:	DATE:
as shown	1 of 1	2024-09-23

EXACT PLAN

architectural drawing

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