



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19211 (TP1235/2025)

Our File Reference Number: Erf 14823, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: b

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 14823, 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 to relax the Welgevonden Design Guidelines in order to relax the rear building line from **1.5m to 0.0m** (adjoining Erf 14949 & Erf 14824 Stellenbosch) on Erf 14823, 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 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.
 - 3.2 The development and building plans be generally in accordance with the site plan as referenced on Drawing No. 24-10/01 & 24-10/02, dated July 2024 and drawn by Brad Alexander attached as Annexure A.
 - 3.3 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.

3.4 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.

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

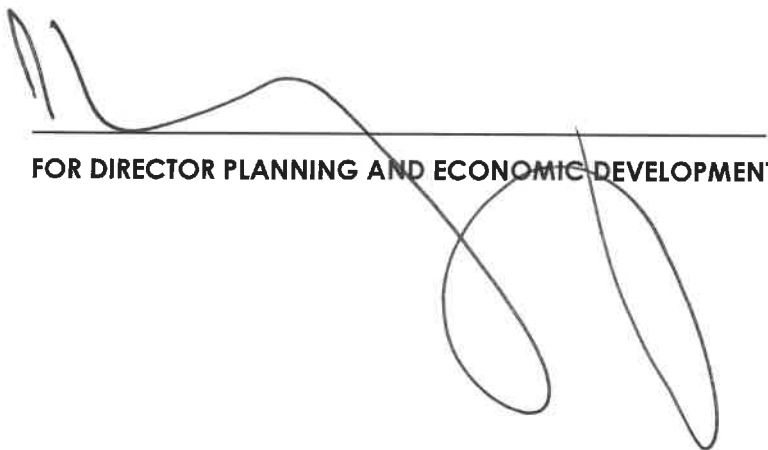
4.1 The proposed covered area will not undermine or be detrimental to the character of the surrounding residential area.

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 black ink, consisting of several loops and a long horizontal stroke, is written over a solid black horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

28/08/2025
DATE

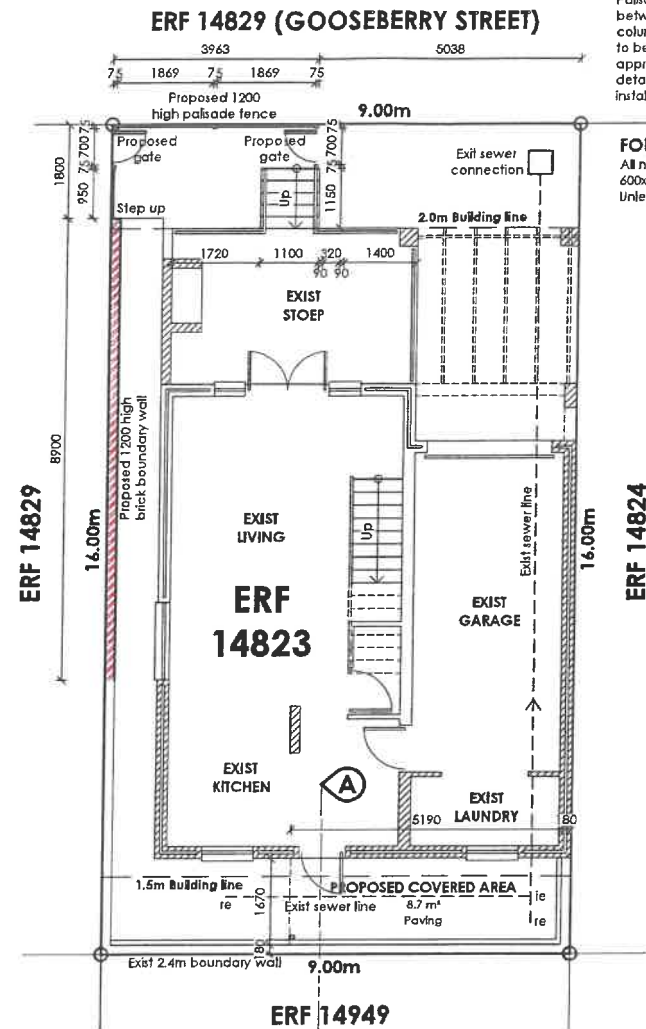


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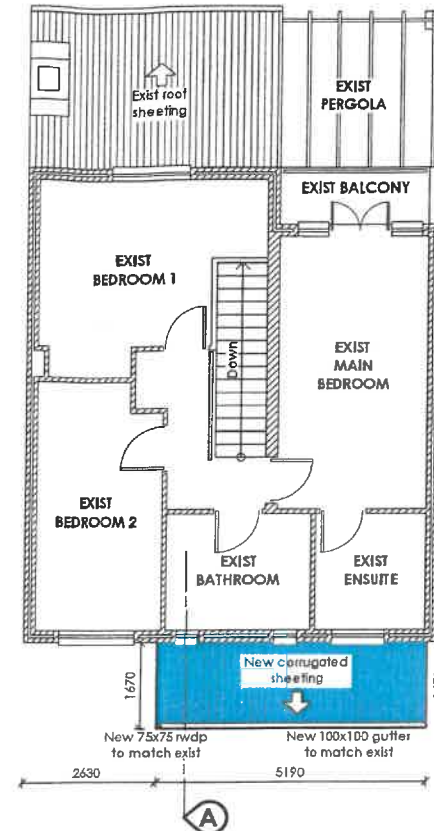
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ANNEXURE A

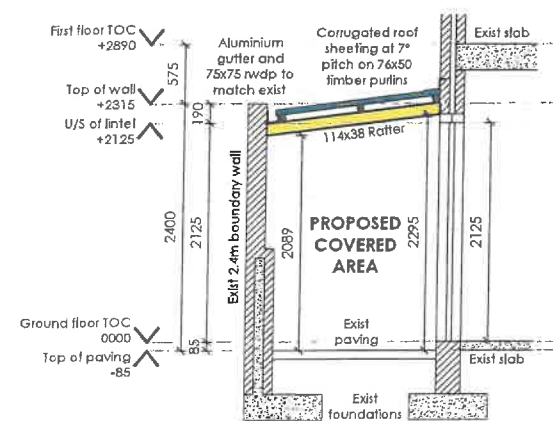
SITE PLAN



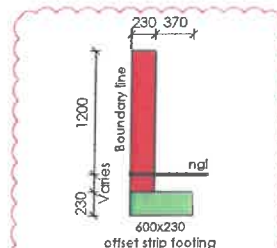
GROUND FLOOR LAYOUT
SCALE 1:100



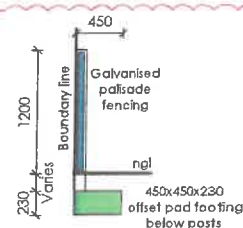
FIRST FLOOR LAYOUT
SCALE 1:100



SECTION A-A
SCALE 1:50



BOUNDARY
WALL SECTION
SCALE 1:50



BOUNDARY
FENCE SECTION
SCALE 1:50

NEIGHBOUR SIGNATURES:			
ERF 14824	ERF 14948	ERF 14949	ERF 14950
DATE 16/05/2025	DATE 16/04/25	DATE 16/04/25	DATE 09/04/25

AREA SCHEDULE		
ERF AREA	=	144.0 m ²
EXIST GROUND FLOOR DWELLING	=	70.2 m ²
EXIST FIRST FLOOR DWELLING	=	70.2 m ²
TOTAL EXIST DWELLING	=	140.4 m ²
EXIST COVERED STOEP	=	14.7 m ²
PROPOSED COVERED AREA	=	8.7 m ²

ZONING SUMMARY		
ZONING	=	CONVENTIONAL RESIDENTIAL
OCCUPANCY	=	H4
ERF AREA	=	144.4 m ²
PERMITTED COVERAGE	=	72.2 m ² = 50 %
PROPOSED COVERAGE	=	70.2 m ² = 49 %
HEIGHT LIMIT	=	2 STOREYS
STREET BUILDING LINE	=	2.0 m
REAR BUILDING LINE	=	1.5 m

WELGEVONDEN
CLIMATE

ESTATE MANAGER:
DANIE MAURER

ESTATE REVIEW ARCHITECT:
FRANCIS HALLAR

DATE OF NDA APPROVAL: 17 July 2025

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.

NEW ROOF NOTES:

ROOF FINISH:
Single length, Charcoal Chromadek corrugated sheeting painted. Pitch at 7°, see sections and elevations. Everite barge boards to be supplied and painted to match existing.

ROOF STRUCTURE:
7x50mm SA pine timber purlins at max 900mm c/c fixed to 114x38mm timber rafters at max 700mm c/c. Rafters fixed to wall with galvanised hanger brackets.

GUTTERS AND DOWNPIPES:
100x100mm Aluminium gutter and 75x75mm downpipe must be supplied and painted to match existing.

IMPORTANT NOTE:
Roof design and structure to comply with national building regulations.

General notes:

- This drawing forms part of a set of drawings and should not be read independently. It should be read in conjunction with the following professional drawings:
 - Structural engineers drawings.
 - Land surveyor's setting and contour drawings.
 - Contractors finishing schedule.
 - Geotechnical engineers soil report.
- Important:
The latest revisions issued by Bold Designs should be read in conjunction with initial set of contract drawings and previous revisions. (See revision schedule)
- No work to commence until municipal drawings have been approved by local authority.
- All work to be in accordance with the National Building Regulations and the satisfaction of all local authorities.
- All materials to be SANS approved. (Or Agreement certificate to be available)
- It is the contractor's responsibility to ensure that the latest revision is used for construction.
- Contractor to coordinate all dimensions (levels, building, lines, servitudes, positions of electrical boxes and street lamps) to ensure that no encroachments occur.
- Finishes and specifications to be checked and coordinated by the contractor before any items are ordered or manufactured.
- If any discrepancies are found Bold Designs should be notified immediately so that they may clarify it.
- The setting out of the structure remains the contractor's entire responsibility.
- All services to be coordinated by the contractor before work commences.
- The contractor and engineer to coordinate all cut and fill levels before work commences and to ensure all free flow of all stormwater away from building.
- Bold Designs cannot be held responsible for any discrepancies arising from the following:
 - Incorrect SG diagrams issued to us.
 - Incorrect town planning information.
 - Incorrect contour plans.
 - Incorrect specifications from engineer or any other professional assigned by the owner/employer.
- No municipality drawings/contract drawings will be released without the signature of the following bodies:
 - Owner of stand.
 - Engineer.
 - Technologist or architect.
- For all finishing notes, refer to finishing contract with developer. This contract supercedes information on this drawing and all its revisions.

Revisions			
Rev	Date	Description	By
A	2025-03-31	Boundary wall and fence sections added	NP

Signatures	
Owner	2025-03-31
Engineer	2025-03-31
Designer (SACAP PSAT42120728)	2025-03-31

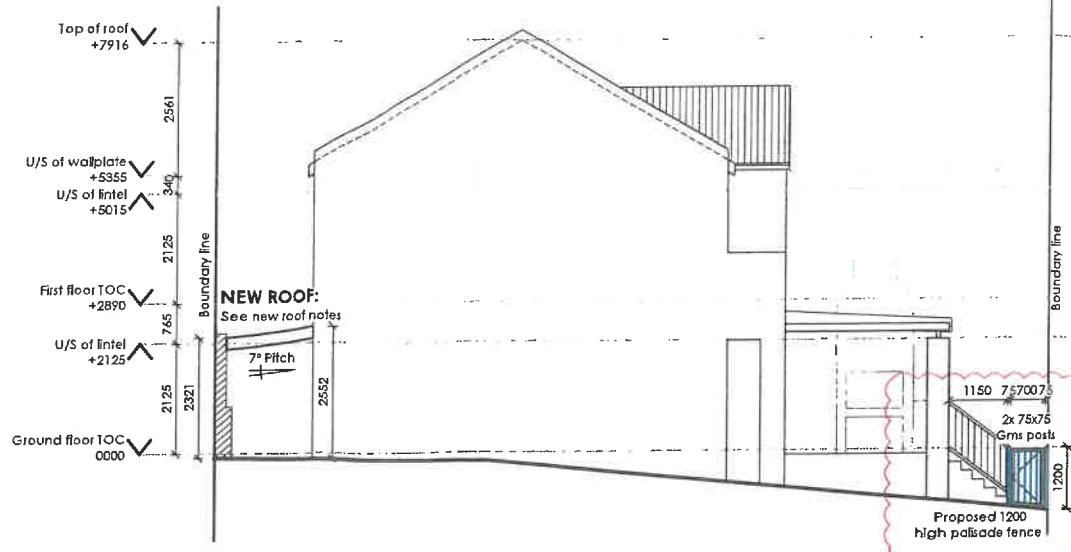
Client	
THISTLE PROPERTY INVESTMENTS (PTY) LTD	
Project	
PROPOSED ADDITIONS AND ALTERATIONS ON ERF 14823	

Drawing Name		Size
LAYOUTS AND SECTION		A2
Drawing Type		COUNCIL SUBMISSION
Drawing No	Revision	Date
24-10/01	A	JUL 2024
Drawn	NP	Checked
		BA

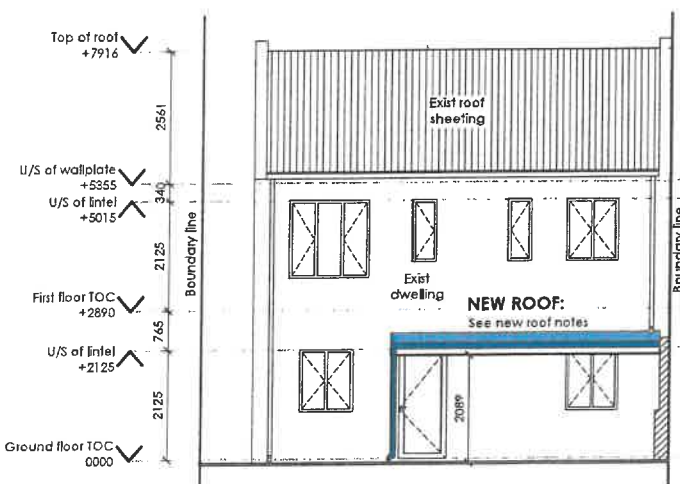
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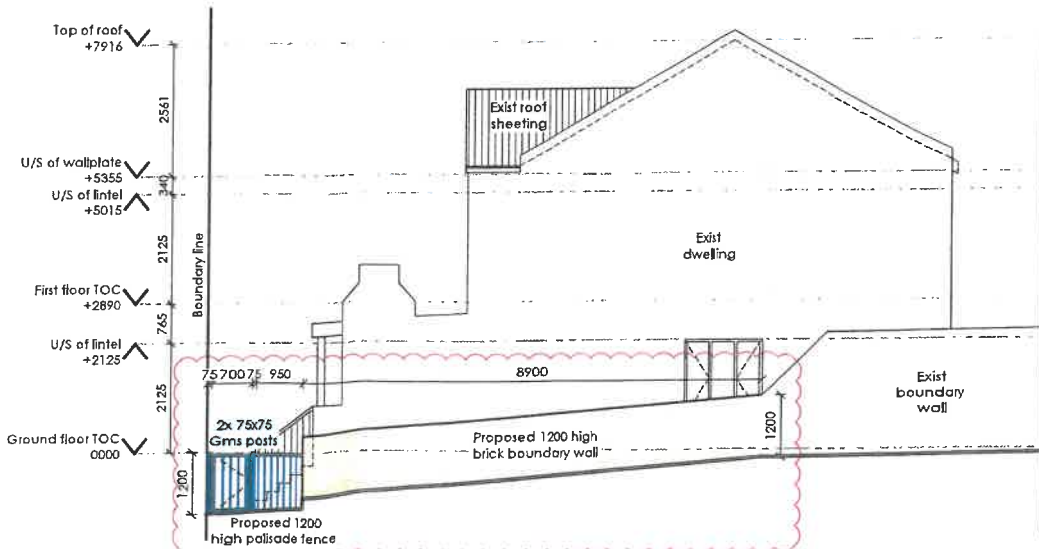
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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 - For all finishing notes, refer to finishing contract with developer. This contract supersedes information on this drawing and all its revisions.

Revisions			
Rev	Date	Description	By
A	2025-03-31	Dimensions added	NP

Signatures

Owners *JAM Mason* 2025-03-31 Date

Engineer *BL* 2025-03-31 Date

Designer (SACAP PSAT42120728) 2025-03-31 Date

Client
THISTLE PROPERTY INVESTMENTS (PTY) LTD

Project
PROPOSED ADDITIONS AND ALTERATIONS ON ERF 14823 WELGEVONDEN ESTATE

NEIGHBOUR SIGNATURES:			
ERF 14824	ERF 14948	ERF 14949	ERF 14950
<i>W. P. M.</i>	<i>W. P. M.</i>	<i>W. P. M.</i>	<i>W. P. M.</i>
DATE 16/05/2025	DATE 16/04/25	DATE 16/04/25	DATE 09/04/25

black

black

Drawing Type			
COUNCIL SUBMISSION			
Drawing No	Revision	Date	JUL 2024
24-10/02	A	Drawn	NP
		Checked	BA

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WELGEVONDEN

ESTATE MANAGER
GAVIN MARK
ESTATE REVIEW ARCHITECT
FRANCIS MURRAY

DATE OF VISIT APPROVAL 17 July 2025

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