STELLENBOSCH
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Application Number: LU/18351 (TP953/2024)
Our File Reference Number: Erf 15387, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 15387, WELGEVONDEN ESTATE, 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 following on Erf 15387 Stellenbosch:

   a) To relax the common building line from 1.5m to 0m (adjoining Erf 15386, Stellenbosch).
   b) To relax the rear building line from 3m to 0m (adjoining the open space on Erf 14426, Stellenbosch).
   c) To increase the permissible coverage from 50% to 54.86%.

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 and floor plans as referenced in Drawing No. 24-193, drawn by Red Atlantic Architecture dated 09/10/2024, attached as **Annexure A**.

3.3 Building plans must be submitted for all works, 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 roofed braai 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

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

DATE 23/06/2025

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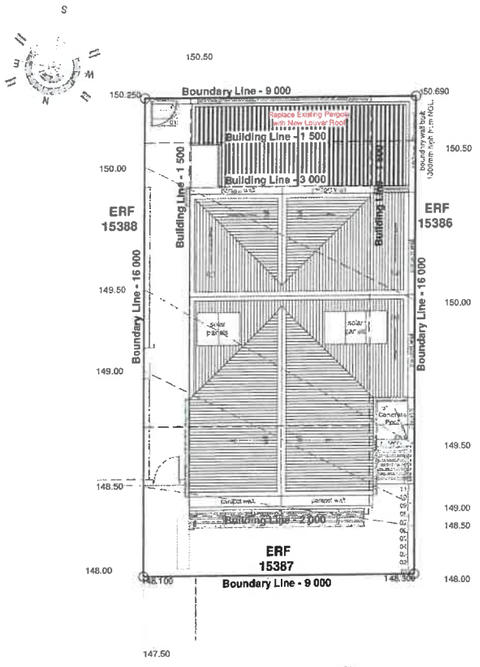
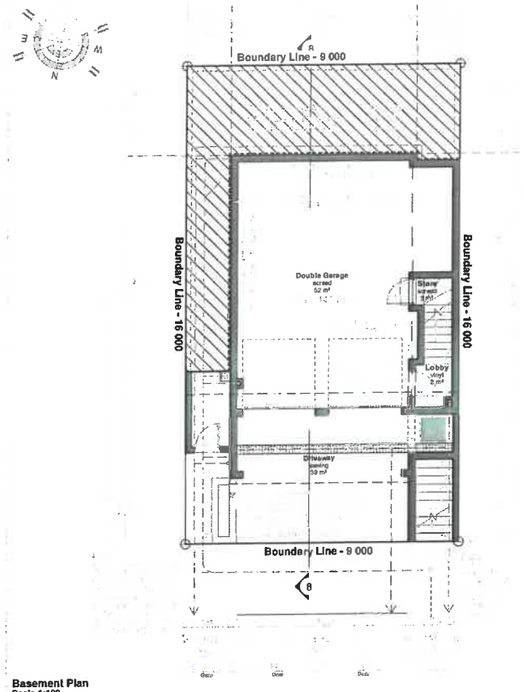
ANNEXURE A

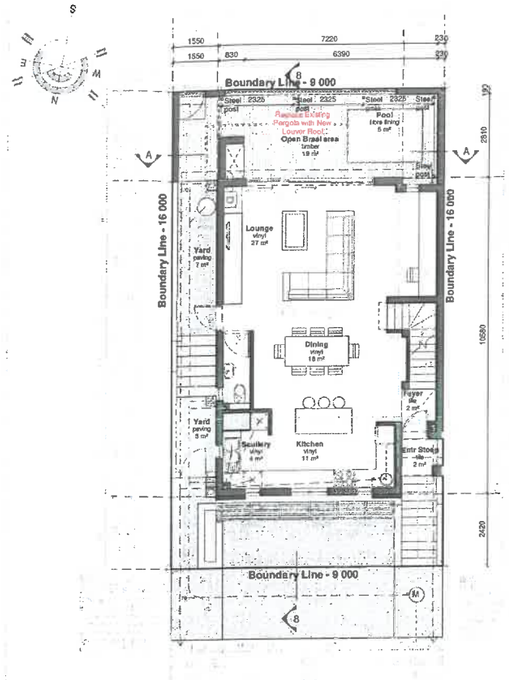
SITE PLAN



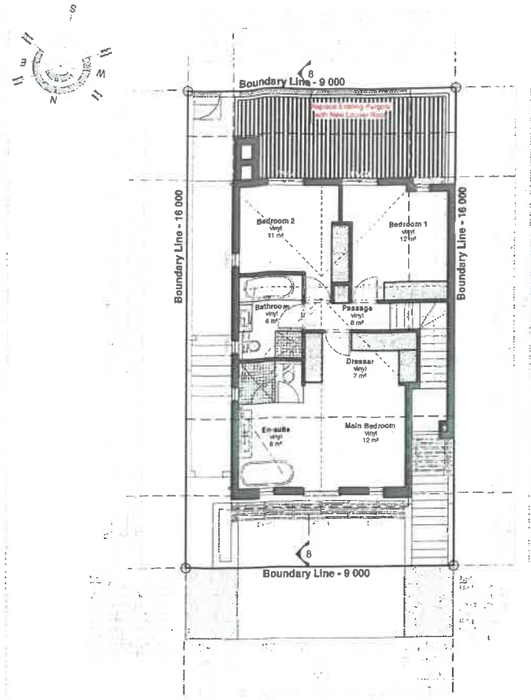
Site Plan
Scale 1:100



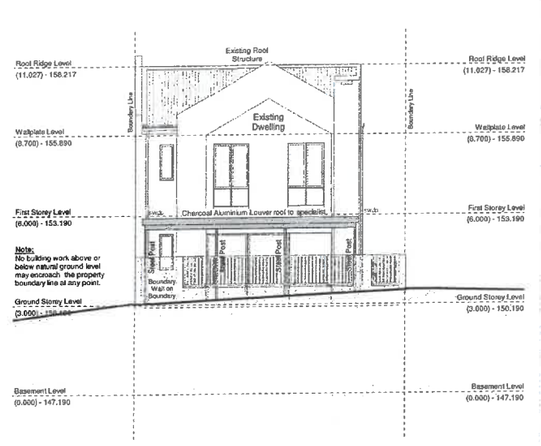
Basement Plan
Scale 1:100



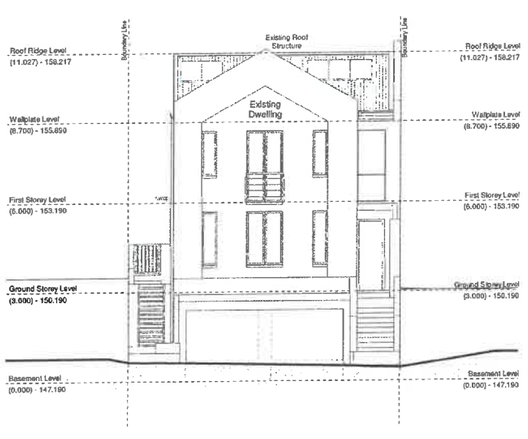
Ground Storey Plan
Scale 1:100



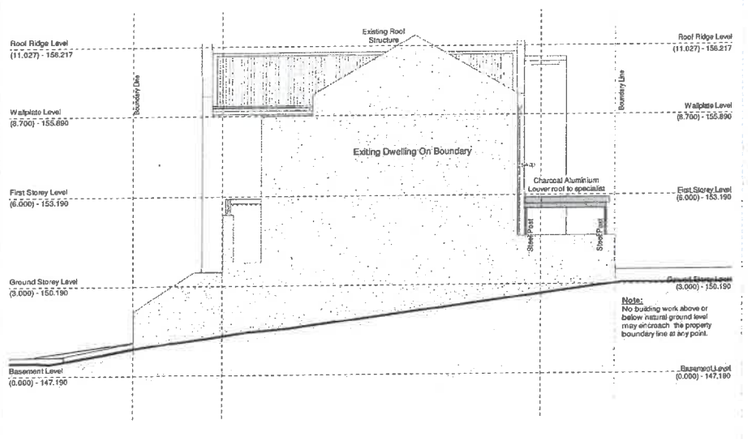
First Storey Plan
Scale 1:100



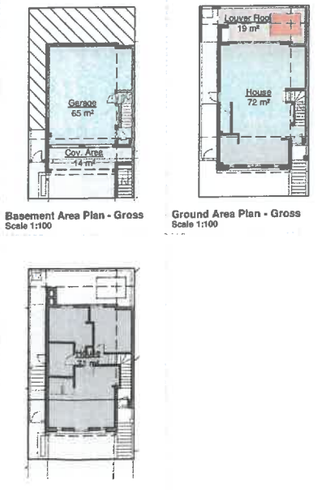
South Elevation
Scale 1:100



North Elevation
Scale 1:100

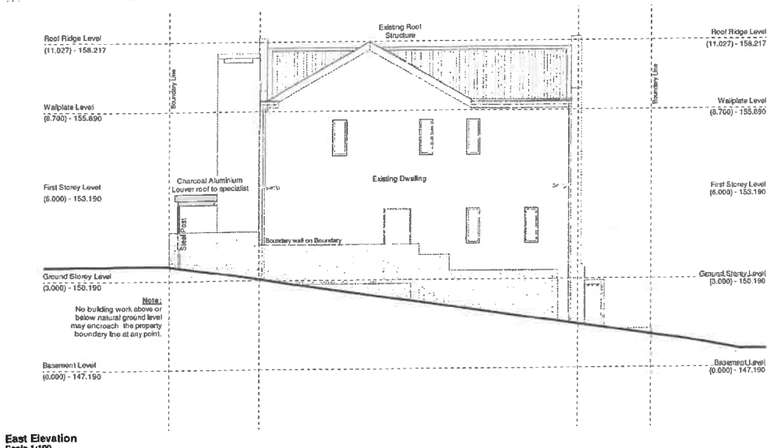


West Elevation
Scale 1:100

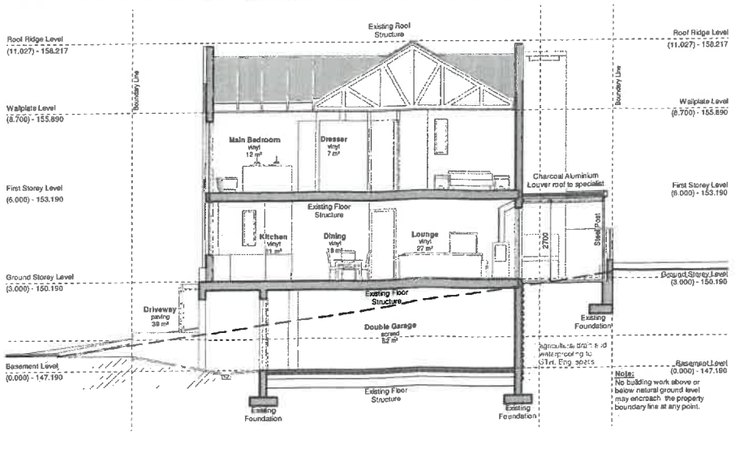


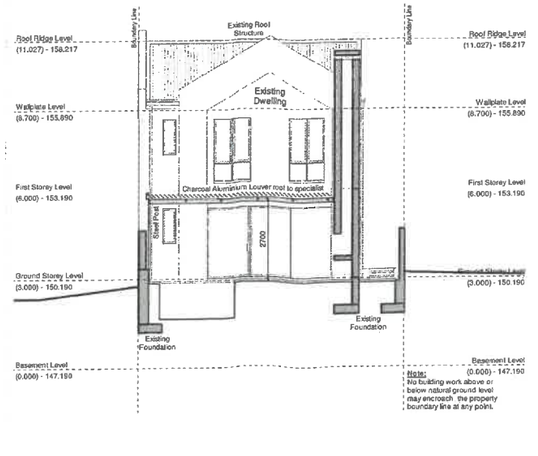
Basement Area Plan - Gross
Scale 1:100

Ground Area Plan - Gross
Scale 1:100



East Elevation
Scale 1:100





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Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

DEVELOPMENT DATA:

Site Area:	144.00 sqm
Existing Basement:	**79.00 sqm**
- Garage	65.00 sqm
- Covered Area	14.00 sqm
Existing Ground:	**72.00 sqm**
- House	72.00 sqm
Existing First:	**71.00 sqm**
- House	71.00 sqm
Grand Total	**222.00 sqm**
Coverage (54.86%)	79.00 sqm
Proposed Open Area	**19.00 sqm**
Louver Roof	19.00 sqm

ZONING REGULATIONS:
Zoning: Single Residential 1
Height Restriction: 9m from Ground Floor Level

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - H4: Population - 2 persons per bedroom

H

WELGEVONDEN ESTATE

ESTATE MANAGER GAWIE MARX

ESTATE REVIEW ARCHITECT FRANCOIS MALAN

DATE OF WHOA APPROVAL: 9 December 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

M **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.**

Owner Signature ..... Date 2024 / 12 / 10

Architect Signature ..... SACAP Reg No.: ST 0918 Date 2024 / 12 / 10

H4 - Dwelling House

[redacted]

House Crossman

Property description
Erf 15387, Welgevonden Estate, Stellenbosch

Project description
New louver roof

Sheet description
Floor Plans, Site plan, Area Plans, Sections & Elevations

Project number	Sheet nr	Rev	Project status
24-198	SK1		Issue
Project Date 2024-10-09	Designed by RVJ		Scale as indicated
Issue Date 2024/11/06 10:30:07	Drawn by MB		Page Size A1