



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17440 – TP731/2024

Our File Reference Number: Erf 14808, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: exactplan@gmail.com

Sir / Madam

APPLICATION FOR A DEPARTURE: ERF 14808, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 14808, Welgevonden Estate - Stellenbosch for:
 - 3.1 Departure in terms of Section 15(2)(b) of the bylaw to relax the common building line from 1,5m to 0m & 1m respectively for the proposed store room attached to the braai area and a swimming pool on the property.

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

4. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**
 - 4.1 The approval only applies to the proposed departure 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.
 - 4.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No. 01350-elna-stb14808-20230525, Drawn By Exact Plan Architectural draughting, Dated 2023-11-30 as **Annexure B**.

4.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

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

5.1 The encroachment of the building lines does not undermine the character of the area due to the use and the small scale thereof.

5.2 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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.

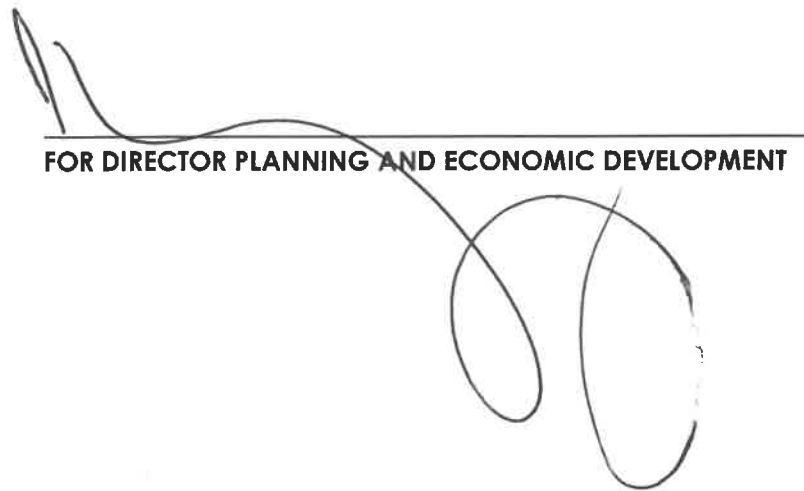
10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

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

17/2/2025
DATE:

LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE
Foundations: 30Mpa Concrete foundations to external / load bearing walls to be 700x250mm and slab thickness to internal walls to be 900x200mm. No foundation may project beyond erf boundary. All water to discharge away from foundations and towards road side. Depth and size of foundations to suit ground conditions.
Foundation Walls: All foundations walls to have brickwork in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.
Column Foundations: not applicable

SUPER STRUCTURE
Roof Construction:
Solid Floor: 100mm concrete slab on 250ml DPC lap joined, sealed and turned up around the perimeter of and for the full length of the slab on 50mm sand binding on min 150mm well compacted RL.
Suspended Floor: not applicable

External cladding
Walls: 230mm supporting wall with 50mm cavity, 50mm cement max brickwork or equal approved with brick-chimney in every 5th course. Stopped DPC to be provided to all external walls. Provide min 400mm brickwork between all bates and wall plate / rafters and provide cavity wall ties at 2.5 tie per m². All openings less than 2000mm wide to have precast concrete bates over. External masonry walls to achieve min CR-value of 80h.
Windows and doors: not applicable

Roof
Pitched Roof: not applicable
Flat Roof: concrete roof slab to engineer design with curved to fall towards full bore outlet on double layer "Dachign" waterproofing to specialist contractor. Screed to be topped with "Makmabury Brown" stone chips. Rainwater Goods: not applicable
Roof Assemblies: not applicable

Internal Division
Walls: 90mm and 100mm cement max brickwork or equal approved.
Doors: All internal timber doors to be paneled semi-solid doors, painted white.
Partitions: not applicable

Finishes
Exterior:
Walls: All walls to be smooth plastered and painted to owner's choice.
Floors / Courtyards: cement pavers on 25mm sand binding on well compacted RL. All overland storm water to be taken away from building and towards roadside.

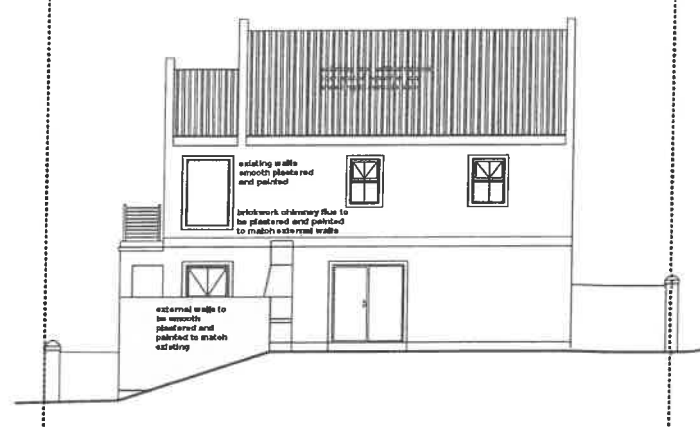
Internal
Walls: Generally plastered with 1 coat plaster, skimmed and painted to owner's choice.
Floors: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 150mm above NGL.
Columns: No ceiling to garage / store.
Joinery: not applicable

SERVICES
Electrical: All electrical installations to comply with local authority requirements and SANS 10400. Distributions, installation 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, min 5% of floor area ventilation and min 10% of floor area lighting.
Drainage: not applicable

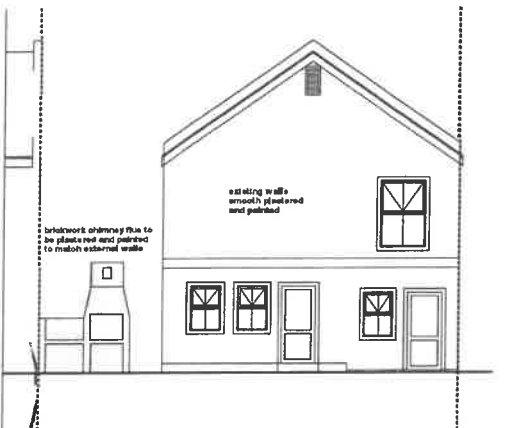
EAST ELEVATION SCALE 1:100



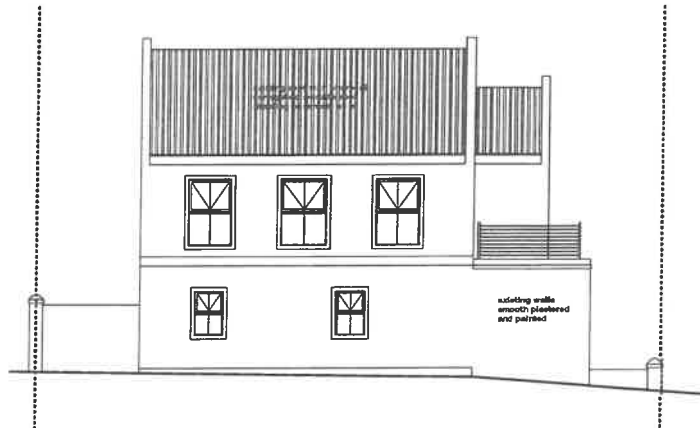
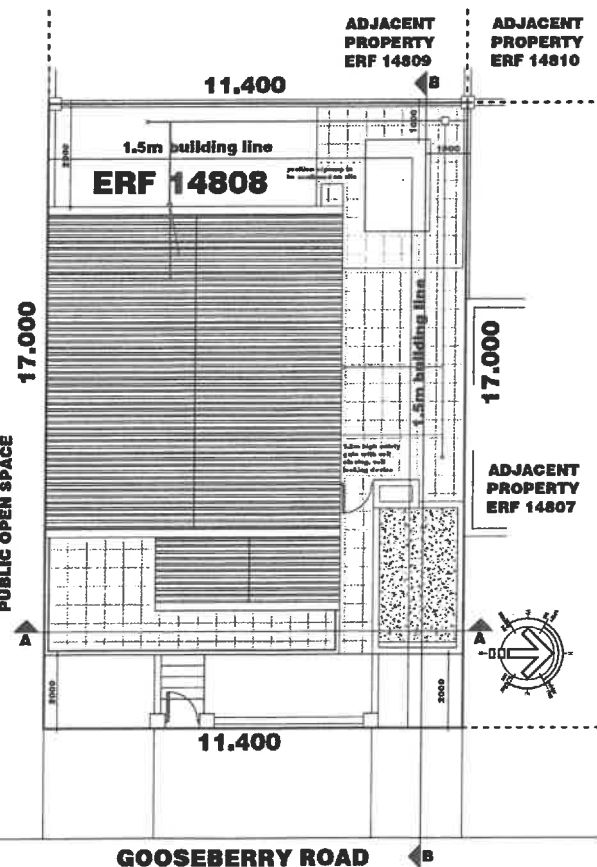
NORTH ELEVATION SCALE 1:100



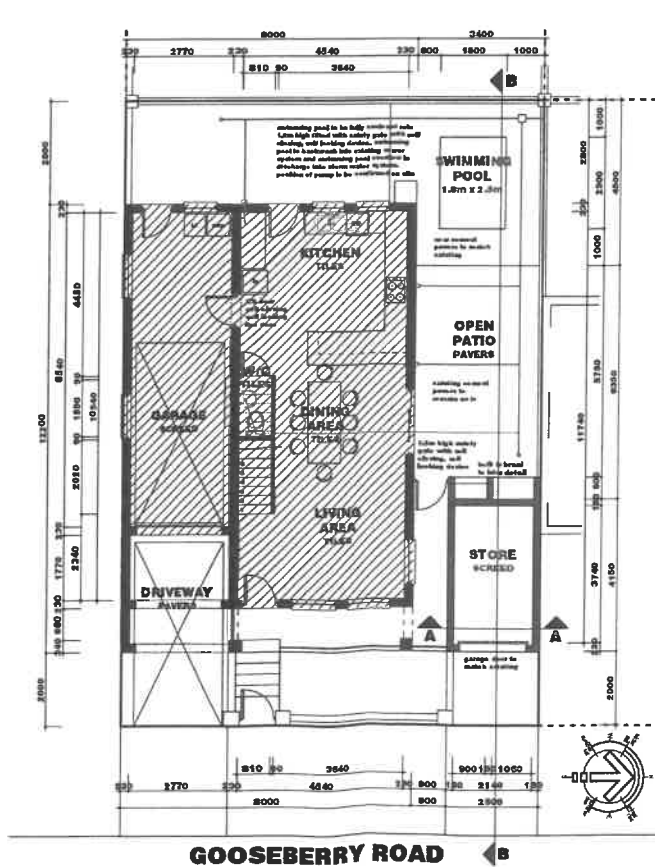
WEST ELEVATION SCALE 1:100



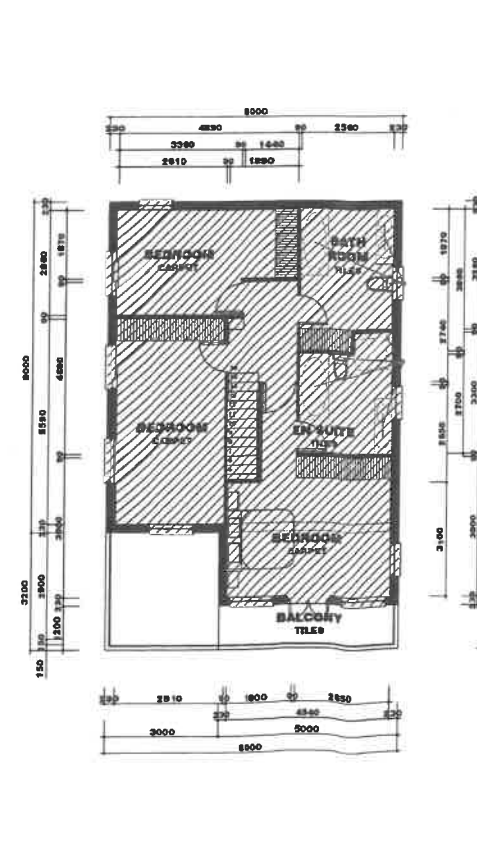
SOUTH ELEVATION SCALE 1:100



SITE AND ROOF PLAN SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAWIE MARX

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

DATE OF WHOA APPROVAL: 2 February 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.

PARAMETERS:

EXISTING:	
ground floor	82.00m ²
first floor	82.00m ²
TOTAL:	164.00m²
PROPOSED:	
storey	10.00m ²
TOTAL:	10.00m²
TOTAL AREA:	174.00m²
TOTAL FOOTPRINT:	92.00m²
SITE AREA:	194.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL (excluding covered stoeps and balconies as per guideline 6.4.1) = 92.00m ²	47.42%

PLEASE NOTE:
THERE 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 CILLIERS

CLIENT: MS E CILLIERS

PROPERTY: ERF 14808
STELLENBOSCH

ADDRESS: 14 GOOSEBERRY STREET
WELGEVONDEN ESTATE

DRAWING: COUNCIL SUBMISSION

REVISIONS:

• A	as built	27/09	MDR
• B	change done	date	person
• C	change done	date	person
• D	change done	date	person

DRAWING NUMBER:

01350-ela-stb-14808-20230525

SCALE:
as shown

PAGE:
1 of 2

DATE:
2023-11-30

E ACT PLAN
ACTPLAN

MICHELLE DE BRUYN
SACAP REG NO: PAD 24744614

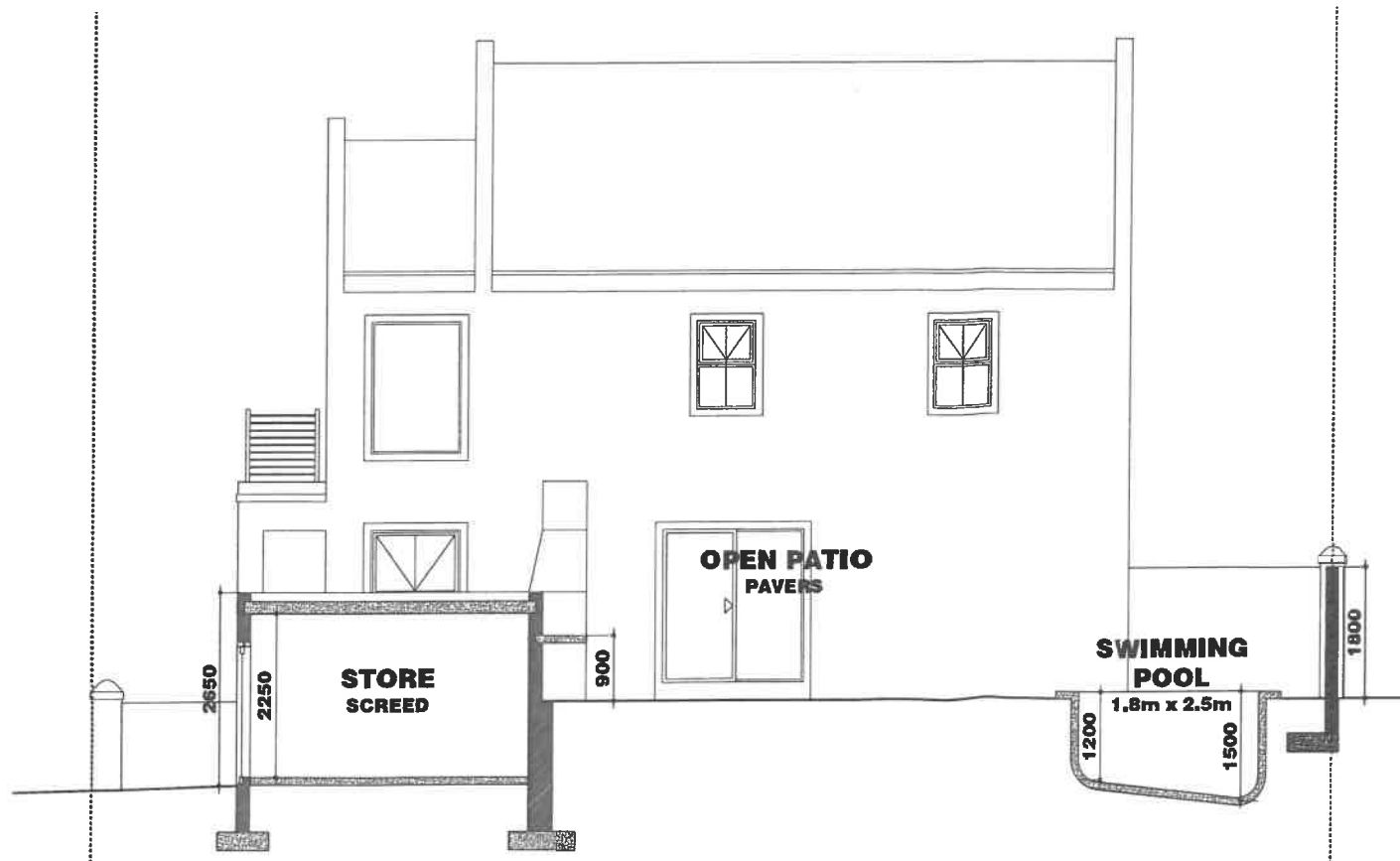
102 DE HULK WAY
PENHILL ESTATE

TEL: 072 2748 123
EMAIL: EXACTPLAN@GMAIL.COM

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SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAWIE MARK

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

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EXISTING:	
ground floor:	82.00m²
first floor:	82.00m²
TOTAL:	164.00m²
PROPOSED:	
store:	10.00m²
TOTAL:	10.00m²
TOTAL AREA:	174.00m²
TOTAL FOOTPRINT:	92.00m²
SITE AREA:	194.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL (excluding covered stoeps and balconies as per guideline 6.4.1) = 92.00m²:	47.42%

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PROPERTY: ERF 14808
STELLENBOSCH

ADDRESS: 14 GOOSEBERRY STREET
WELGEVONDEN ESTATE

DRAWING: COUNCIL SUBMISSION

REVISIONS:

• A	as built	27/09	MDB
• B	change done	date	person
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• D	change done	date	person

DRAWING NUMBER:

01350-eina-atb14808-20230525

SCALE:
as shown

PAGE:
2 of 2

DATE:
2023-11-30

E ACT PLAN

MICHELLE DE BRUYN
SACAP REG NO: PAD 24744614

102 DE HULK WAY
PENHILL ESTATE

TEL: 072 2748 123
EMAIL: EXACTPLAN@GMAIL.COM

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