STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18630 (TP1059/2025)
Our File Reference Number: Erf 14827, 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 CONSENT USE & DEPARTURE ON ERF 14827, STELLENBOSCH

1. The above application refers.

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

2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 14827, Stellenbosch for:

2.1.1 A consent use in terms of Section 15(2)(o) in order to use an existing dwelling house as a three (3) bedroom commune,

2.1.2 A departure in terms of Section 15(2)(b) for the under provision in order to provide one (1) on-site parking bay in lieu of three (3) parking bays,

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 the said Bylaw:

2.2.1 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.

2.2.2 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.

2.2.3 The number of bedrooms available to boarders be restricted to 3 bedrooms and the number of boarders may not exceed 3 individuals.

2.2.4 Parking should be provided in accordance with Parking layout plan no. 14827_STB/2025, dated September 2025.

3. The **reasons** for the above decision are as follows:

3.1 The number of boarders (3) is the same, or even less than the number of members that usually form part of a single family. The potential negative impacts that the combined activities of 3 boarders may have on surrounding property owners are comparable to that of the combined activities of a single family.

3.2 The proposal is supported by the Welgevonden HOA

4. Matters to be noted.

4.1 Should, after following due process –

4.1.1 The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and

4.1.2 The operational use of the commune be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

4.1.3 The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

24/10/2025
DATE

STELLENBOSCH

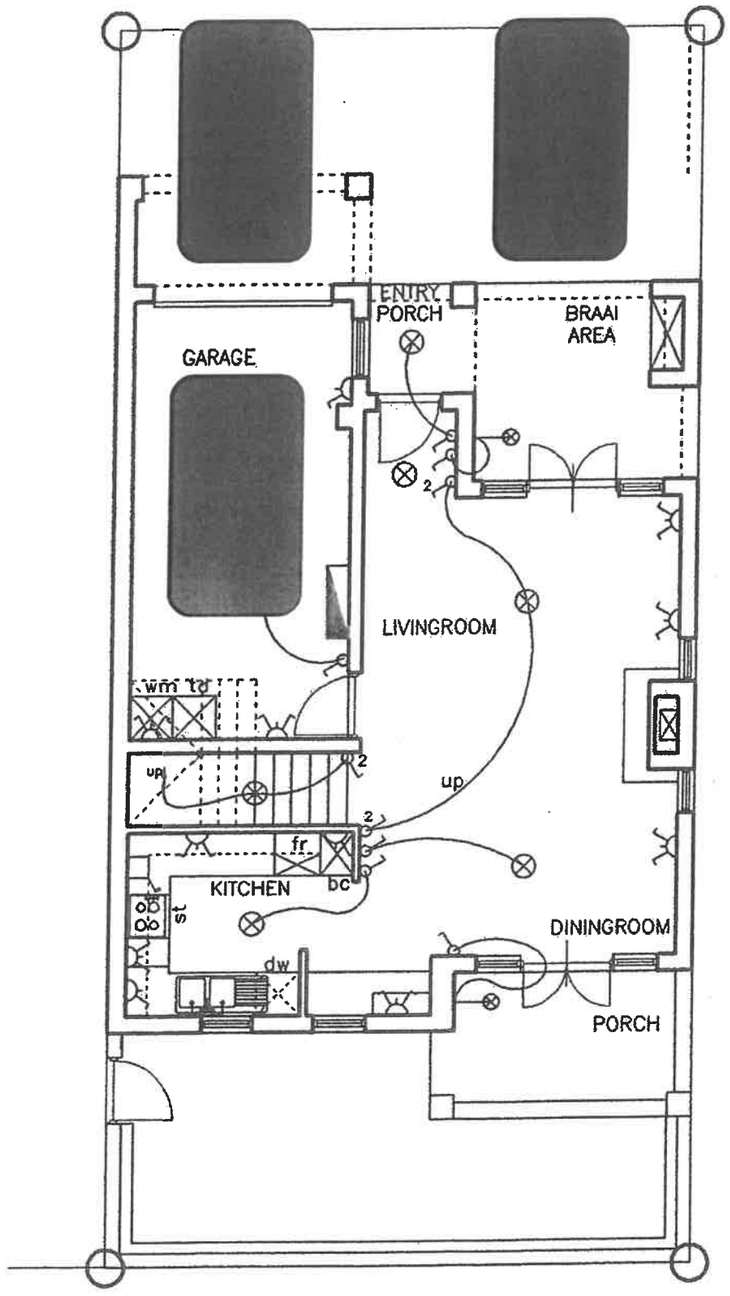
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

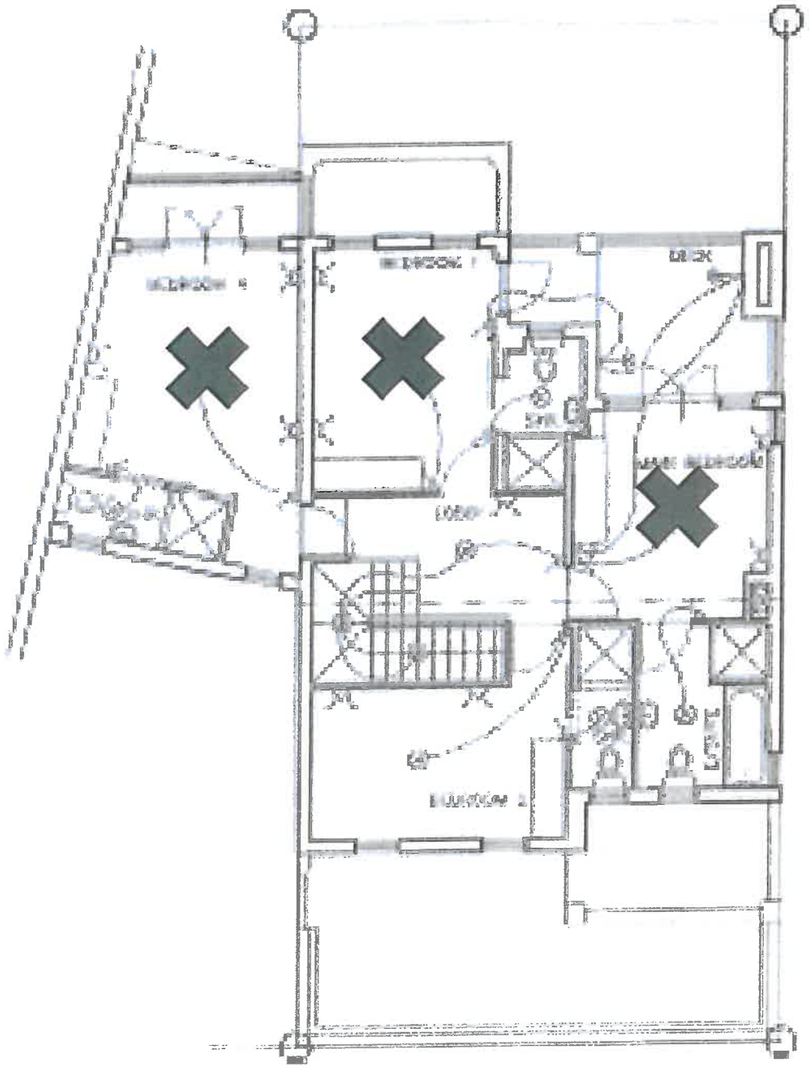
Annexure A: Floor Plans

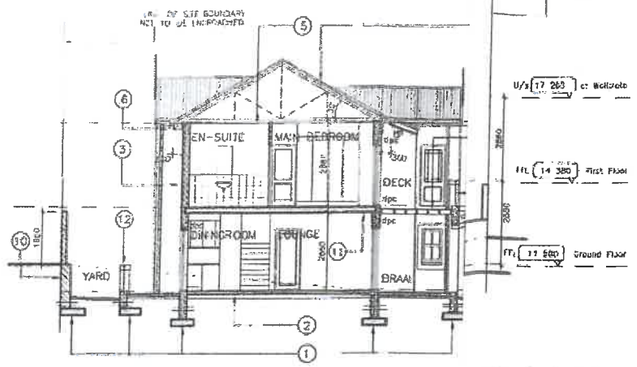
PARKING LAYOUT PLAN NO. 14821_STB/2025
DATE : SEPTEMBER 2025

Ground floor plan indicating 3 allocated parkings: 1 in garage and 2 in front of the dwelling

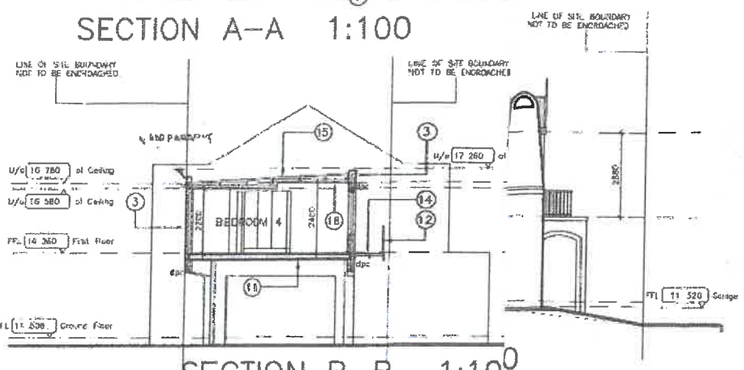


First floor plan indicating 3 rooms to be used for commune dwelling





SECTION A–A 1:100



SECTION B–B 1:100

CATIONS:

DINGS TO FOUNDED IN NATURAL GROUND

THICK
HICK OR 600 x230mm SLAB THICKENING
HICK
THICK
ETAILS.

90mm INTERNAL WALLS

SCREED ON 100mm THICK
DPM ON 150mm THICK CLEAN, CLAY-FREE
. AASHTO.

T 90mm BRICK–50mm CAVITY–90mm
OW STEPPED DPC'S MIN. 4 GALVANISED
ND DPC TO BE FITTED AROUND ALL

N PRE-COATED CHROMADEK FINISH,
URLINS AT 900mm CCS ON SISALATION
S AT 1200mm CCS TO
ON 114 x 38mm WALLPLATES TIED DOWN
6mm GALVANISED HOOF-IRON STRAPS, 30 x
ITCH: 30°, 114 x 38mm S.A. PINE
D U/S OF TRUSS RAFTERS AND IN BOTH

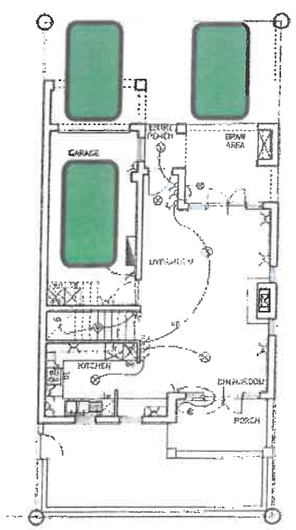
IXED TO 38 x38mm BATTENS AT 400mm
THICK "ISOTHERM INSULATION TO BE LAID

S ALUMINIUM GUTTERS ON STANDARD
25 x 15mm FIBRE-CEMENT FASCIABOARDS.
ECTANGULAR FLUTED SEAMLESS ALUMINIUM

FINISHED OFF WITH MASONRY PAINT
PVA COLOUR TO OWNER'S CHOICE
S SPECIFIED BY THE ESTATE
150mm WIDE x 15mm THICK
D DOOR OPENINGS AS SHOWN.

STRUCTURAL ENGINEER'S DESIGN, DETAILS

NEER'S DESIGN, DETAILS AND



GROUND FLOOR PLAN – ELECTRICAL LAYOUT

NOTES

- the design of this drawing is a copyright architectural property of the designer.
- all work to be carried out strictly in accordance with municipal regulations.
- figured dimensions to be taken in preference to scaling drawings.
- all relevant details levels, dimensions to be checked on site prior to commencement of work.

REVISIONS

25 JUN 2004

SIGNATURE
OWNER

DESIGNER

DESCRIPTION
WORKING DRAWING SECTIONS & ELEVATIONS

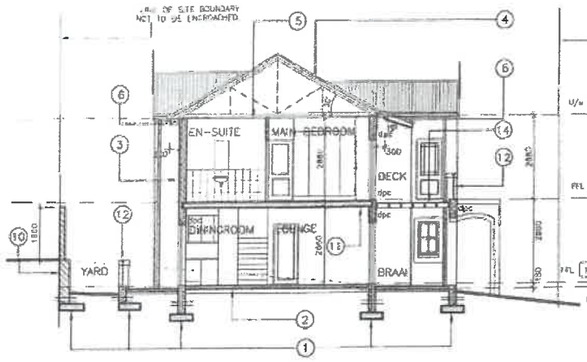
PROJECT
PROPOSED NEW DWELLING
FOR MR. A. :
NEL
ERF 14825
WELGEVONDEN ESTATE

scale	1:100
date	JUNE 2004
drawn	H. E. ARENDS

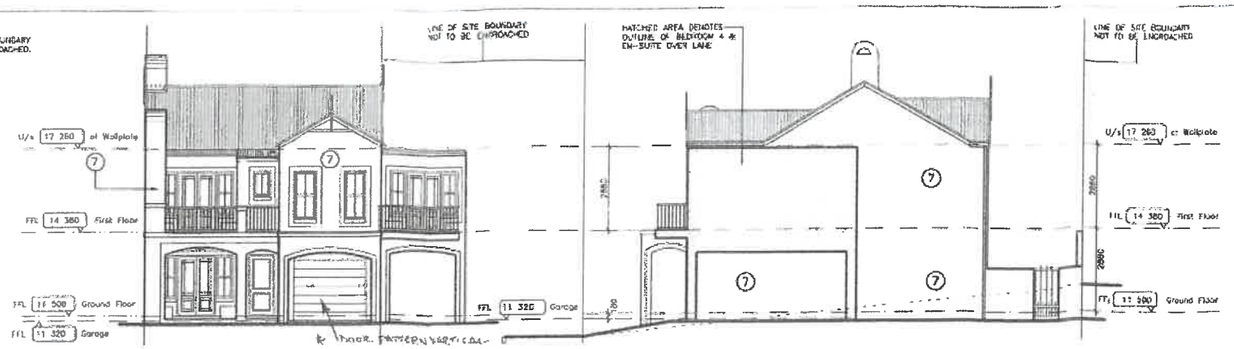
Tel. 083-650-8682 / 021-976-1962

revision

Drawing No.
004/18 | WD2

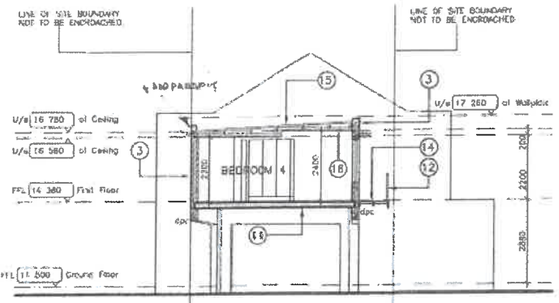


SECTION A–A 1:100

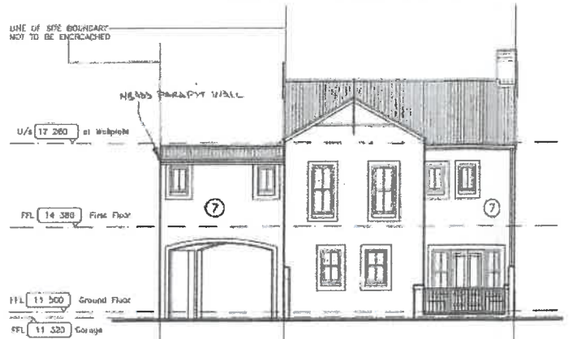


NORTH ELEVATION 1:100

WEST ELEVATION 1:100

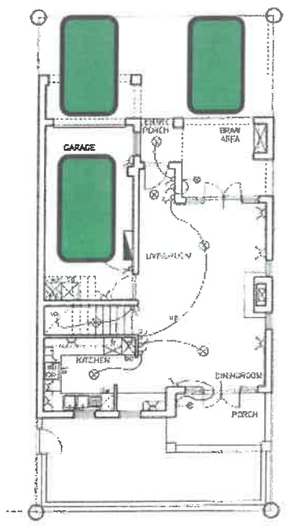


SECTION B–B 1:100

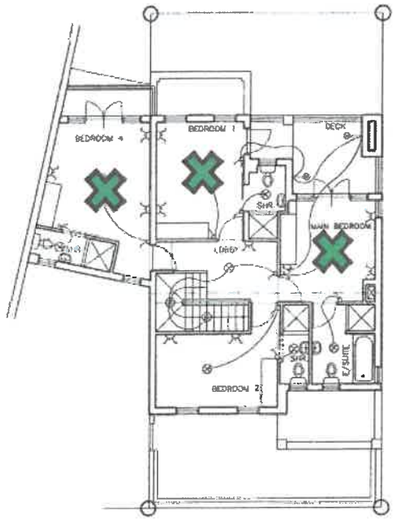


SOUTH ELEVATION 1:100

EAST ELEVATION 1:100



GROUND FLOOR PLAN – ELECTRICAL LAYOUT



FIRST FLOOR ELECTRICAL LAYOUT

LEGEND:	
	LIGHT SWITCH
	2-WAY LIGHT SWITCH
	SINGLE 15-AMP SOCKET OUTLET
	DOUBLE 15-AMP SOCKET OUTLET
	CEILING LIGHT POINT
	WALL-MOUNTED LIGHT POINT
	FLUORESCENT LIGHT POINT
	SWITCHED OUTLET FOR OVEN/HOB
	EXTRACTOR HOOD
	UNDER-CUPBOARD STRIP LIGHT

(11) R.C. SLAB.

FLOOR FINISH ON 30mm THICK SAND/CEMENT SCREED ON R.C. SLAB TO STRUCTURAL ENGINEER'S DESIGN, DETAILS AND SPECIFICATIONS. SLAB SOFFIT TO BE PLASTERED WITH A SAND/CEMENT PLASTER AND FINISHED OFF WITH A PAINTED CRETESTONE SKIMCOAT.

(12) BALUSTRADES:

BALUSTRADES 1000mm HIGH TO CONFORM WITH NBR AND TO CONSIST HOT-DIPPED GALVANISED STEEL POSTS AT 125mm CCS WITH 15 x 10mm THICK G.M.S. FLAT TOP AND BOTTOMRAILS AND EPOXY ANCHORED TO SIDEWALLS ALL TO LATER DETAIL.

(13) R.C. SLABS, BEAMS & COLUMNS:

DERBIGUM SP4 WATERPROOFED R.C. SLAB AND BEAM TO STRUCTURAL ENGINEER'S DESIGN, DETAILS AND SPECIFICATIONS.

(14) DECK:

100 x 22mm THICK BALAU SLATS SPACED 5mm APART SCREW-FIXED ONTO 150 x 50mm HW TIMBER JOISTS AT 400mm CCS BRACKET-BLOTED TO 150 x 50mm RINGBEAM BOLTED TO SIDE WALLS WITH RAWLBOLTS AT 800mm CCS.

(15) ROOF CONSTRUCTION:

CORRUGATED S-PROFILE ROOF SHEETS, IN CONTINUOUS LENGTHS, IN PRE-COATED CHROMADEK FINISH, COLOUR: CHARCOAL , ON 150 x 50mm PURLIN/RAFTERS AT 900mm CCS BRACKET-BOLTED TO WALL AT ONE END WITH STD. "TECO" GALV. STEEL BRACKETS EN BUILT INTO WALL AT OTHER END, WITH ENDS WRAPPED IN DPC RAFTERS EACH TO BE TIED DOWN 7 No. COURSES DOWN TO BRICKWORK WITH GALVANISED HOOP-IRON STRAPS, 30 x 1.6 mm THICK. ROOF PITCH: 3°.

(16) CEILING:

CRETESTONE SKIMMED RHINOBOARDS, 6.4mm THICK TO BE FIXED TO U/S OF 38 x 38mm BATTENS AT 400mm CCS FIXED TO U/S OF 76 x 38mm CEILING HANGERS AT 1200mm CCS FIXED TO PURLIN/RAFTERS

CONSTRUCTION SPECIFICATIONS:

(1) FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTINGS TO FOUNDED IN NATURAL GROUND
FOOTING SIZES TO BE AS FOLLOWS:
90mm WALLS – 600 x 230mm THICK
190mm WALLS – 700 x 230mm THICK OR 600 x230mm SLAB THICKENING
230mm WALLS – 800 x 230mm THICK
345mm WALLS – 1000 x 300mm THICK
RETAINING WALLS – TO ENGINEER'S DETAILS.

600 x 230mm SLAB THICKENING UNDER 90mm INTERNAL WALLS

(2) FLOORSLABS:

FLOOR FINISH ON 25mm SAND/CEMENT SCREED ON 100mm THICK MASS-CONCRETE SLAB ON 375 MICRON DPM ON 150mm THICK CLEAN, CLAY-FREE SAND ON FILL COMPACTED TO 98% MOD. AASHTO.

(3) EXTERNAL WALLS.

CAVITY WALL CONSTRUCTION THROUGHOUT 90mm BRICK-50mm CAVITY-90mm BRICK. CONCRETE-FILL ALL CAVITIES BELOW STEPPED DPC'S MIN. 4 GALVANISED BUTTERFLY / PVC TIE-WIRES PER m2 AND DPC TO BE FITTED AROUND ALL EXTERNAL WINDOW AND DOOR OPENINGS

(4) ROOF CONSTRUCTION:

CORRUGATED S-PROFILE ROOF SHEETS IN PRE-COATED CHROMADEK FINISH, COLOUR: CHARCOAL , ON 76 x 50mm PURLINS AT 900mm CCS ON SISALATION "410" INSULATION ON MEMBERED TRUSSES AT 1200mm CCS TO TRUSS-MANUFACTURER'S SPECIFICATIONS ON 114 x 38mm WALLPLATES TIED DOWN 7 No. COURSES DOWN TO BRICKWORK WITH GALVANISED HOOP-IRON STRAPS, 30 x 1.6 mm THICK AT 600mm CCS ROOF PITCH: 30°. 114 x 38mm S.A. PINE DIAGONAL WINDBRACING TO BE NAILED TO U/S OF TRUSS RAFTERS AND IN BOTH PLANES.

(5) CEILINGS:

SKIMMED "RHINOBOARDS" 6.4mm THICK FIXED TO 38 x38mm BATTENS AT 400mm CCS FIXED TO U/S OF TRUSSES. 50mm THICK "ISOTHERM INSULATION TO BE LAID OVER CEILINGS THROUGH-OUT.

(6) RAINWATERGOODS:

100 x 125mm "OGEE" PROFILE SEAMLESS ALUMINIUM GUTTERS ON STANDARD MANUFACTURER'S BRACKETS FIXED TO 225 x 15mm FIBRE-CEMENT FASCIABOARDS. GUTTERS TO EMIT INTO 75 x 50mm# RECTANGULAR FLUTED SEAMLESS ALUMINIUM DOWNPIPES. COLOUR: WHITE.

(7) EXTERNAL WALL FINISH:

EXTERNAL WALLS TO BE PLASTERED AND FINISHED OFF WITH MASONRY PAINT PRIMER AND 2 No. COATS PURE ACRYLIC PVA COLOUR TO OWNER'S CHOICE BASED ON RANGE PERMISSABLE COLOURS SPECIFIED BY THE ESTATE "ARCHITECTURAL GUIDLINES" DOCUMENT 150mm WIDE x 15mm THICK PLASTERBANDS AROUND ALL WINDOW AND DOOR OPENINGS AS SHOWN.

(8) R.C. SLABS, BEAMS AND COLUMNS:

ALL R.C. SLABS, BEAMS & COLUMNS TO STRUCTURAL ENGINEER'S DESIGN, DETAILS AND SPECIFICATIONS.

(10) RETAINING WALL:

345mm THICK RETAINING WALL TO ENGINEER'S DESIGN, DETAILS AND SPECIFICATIONS.

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REVISIONS

25 JUN 2004

SIGNATURE

OWNER

DESIGNER

DESCRIPTION

WORKING DRAWING SECTIONS & ELEVATIONS

PROJECT

PROPOSED NEW DWELLING FOR MR. A. [illegible]

NEL

ERF 14826?
WELGEVONDEN ESTATE

H. E. ARENDS
083-650-8682 / 021-976-1962

scale	1:100
date	JUNE 2004
drawn	H. E. ARENDS

revision

Drawing No.

004/18 | WD2