



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18199(TP970/2024)

Our File Reference Number: Erf 15298, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: ecounter.za@gmail.com

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 15298, 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 15298 Stellenbosch:

- a) The new covered braai area to be 0m in lieu of 1.5m from the common building line (adjoining the open space on Erf 14426, Stellenbosch).
- b) The new covered braai area to be 0m in lieu of 3m from the rear building line (adjoining the open space on Erf 14426, Stellenbosch).
- c) To permit the coverage to be 70% in lieu of 50%

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 said Bylaw:

- 2.2.1 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.
- 2.2.2 The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. A100, A101, A102, A103, A104,

A105, A106 (Site Plan, Floor Plans, Elevations & section), drawn by Laryssa Prins Architects dated 01/07/2023 and 15/10/2024, attached as **Annexure A**.

2.2.3 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.

2.2.4 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.

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

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

4. 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.

5. 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.

6. **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**

7. 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.

8. 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.

9. 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.

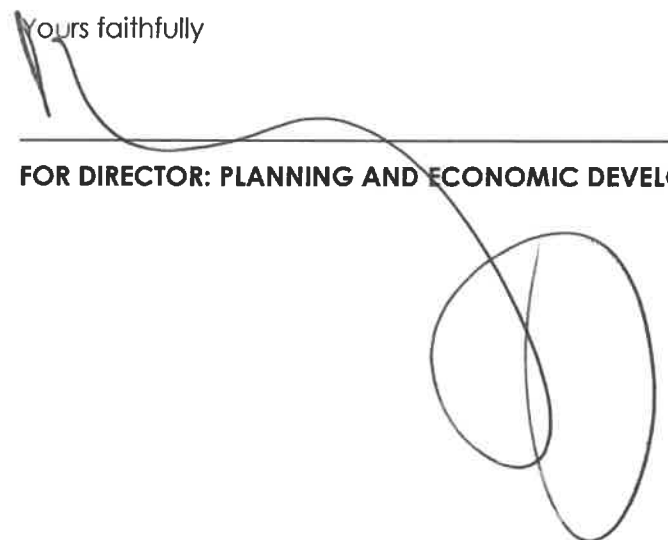
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(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.

10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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:



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLAN

DATE OF WHOA APPROVAL: 4 November 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.

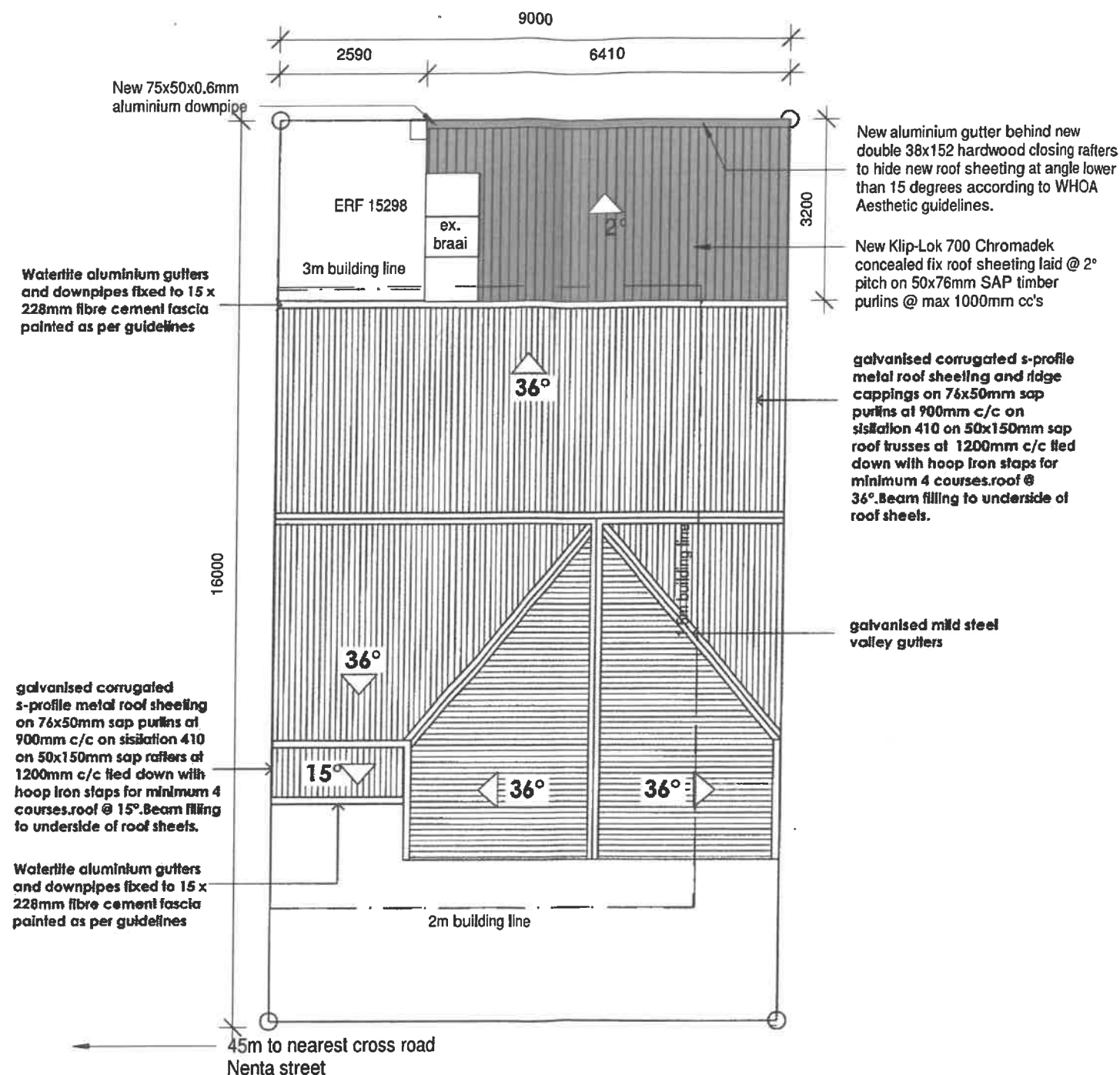
PROJECT IDENTIFICATION:

ADDRESS: 23 Everlasting Street, Welgevonden
ERF: 15298
ZONING: GROUP HOUSING
SITE AREA: 144m²

AREAS:

Exist Dwelling	
Basement	78,00 sq.m.
Ground Floor	82,70 sq.m.
First Floor	83,10 sq.m.
Total	243,80 sq.m.
Footprint	82,70 sq.m.
Coverage	57 %

Additions:
New roof over stoep 18 sq.m
New Coverage 70%



site and roof plan
1:100

**COUNCIL NOTES****GENERAL:**

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3. DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:

3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:

- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.

- ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

WALLS:

1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1

2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:

1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1

2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:

1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1

2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.

3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:

1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.

2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:

1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES

2. MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client
Mr. Etienne Gunter

Project
Erf 15298, 23 Everlasting Street, Welgevonden

Drawing
Site and Roof Plan

Scale 1 : 100	Size	Date 01/23/07	Drawn LT
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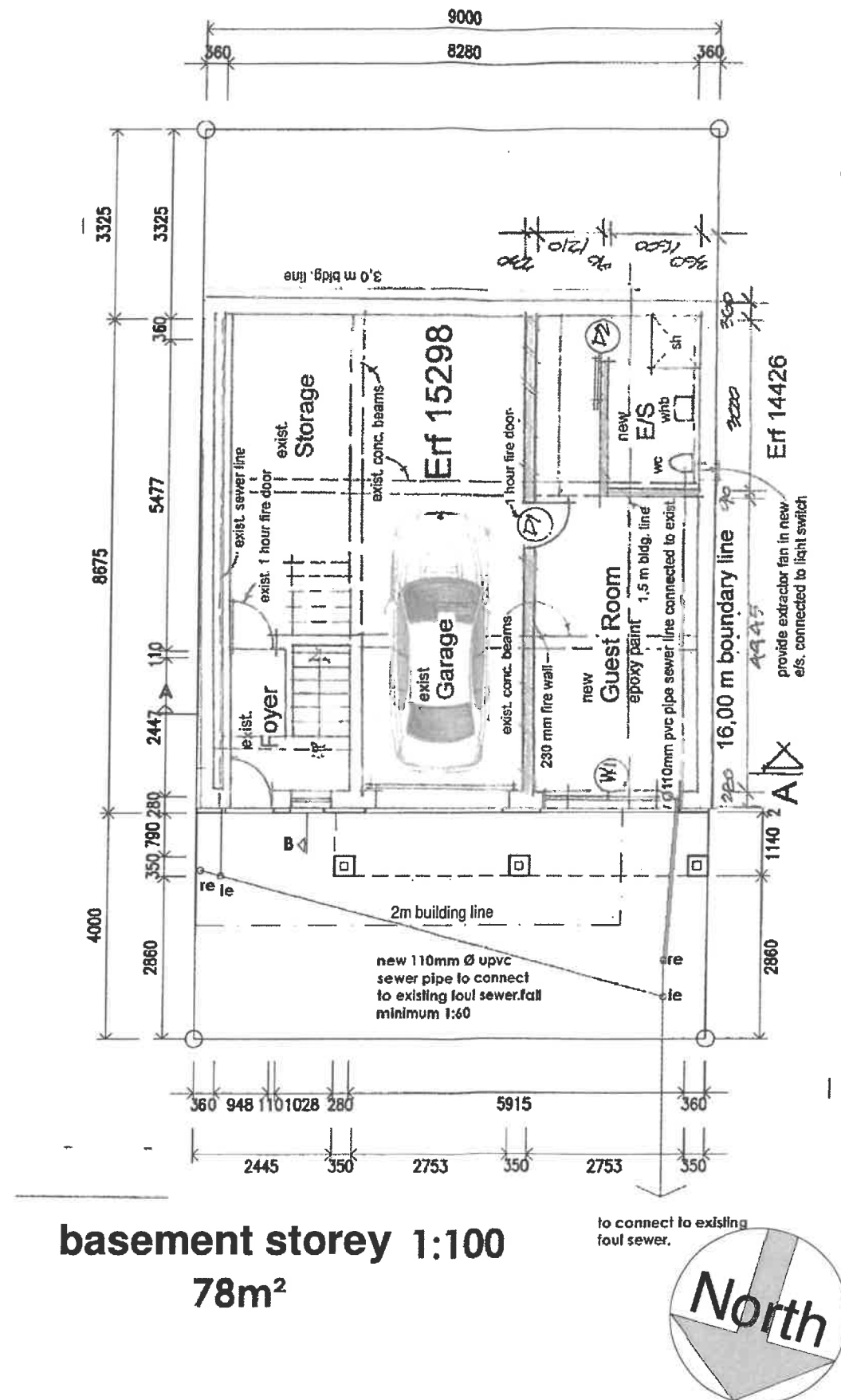
Project No. Project #	Drawing No. A100	Revision No. A
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Date & Time printed:

LARYSSA PRINS ARCHITECTS

PrArch33056092
75 Welgevonden Boulevard, Welgevonden
Stellenbosch



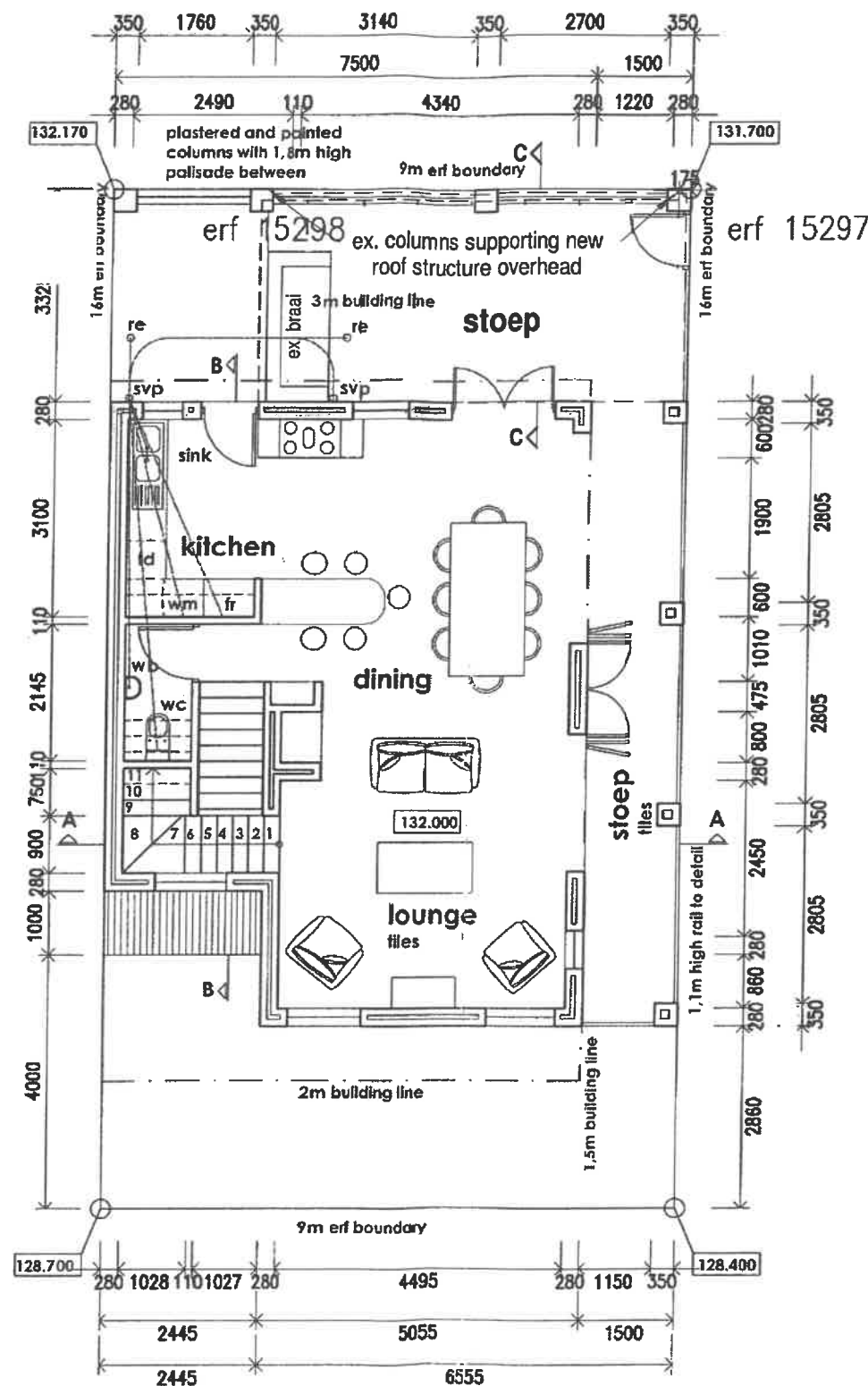
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Client Mr. Etienne Gunter			
Project Erf 15298, 23 Everlasting Street, Welgevonden			
Drawing Basement Storey Plan			
Scale 1 : 100	Size	Date 10/15/24	Drawn LT
Project No. Project #	Drawing No. A101	Revision No. A	

LARYSSA PRINS ARCHITECTS

PrArch33056092
75 Welgevonden Boulevard, Welgevonden
Stellenbosch



ground storey 1:100
68m² + 14.7m²
stoep & balcony



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Client

Mr. Etienne Gunter

Project

Erf 15298, 23 Everlasting
Street, Welgevonden

Drawing

Ground Storey Plan

Scale

1 : 100

Size

10/15/24

Date

10/15/24

Drawn

LT

Project No.

Project #

Drawing No.

A102

Revision No.

A

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LARYSSA PRINS ARCHITECTS

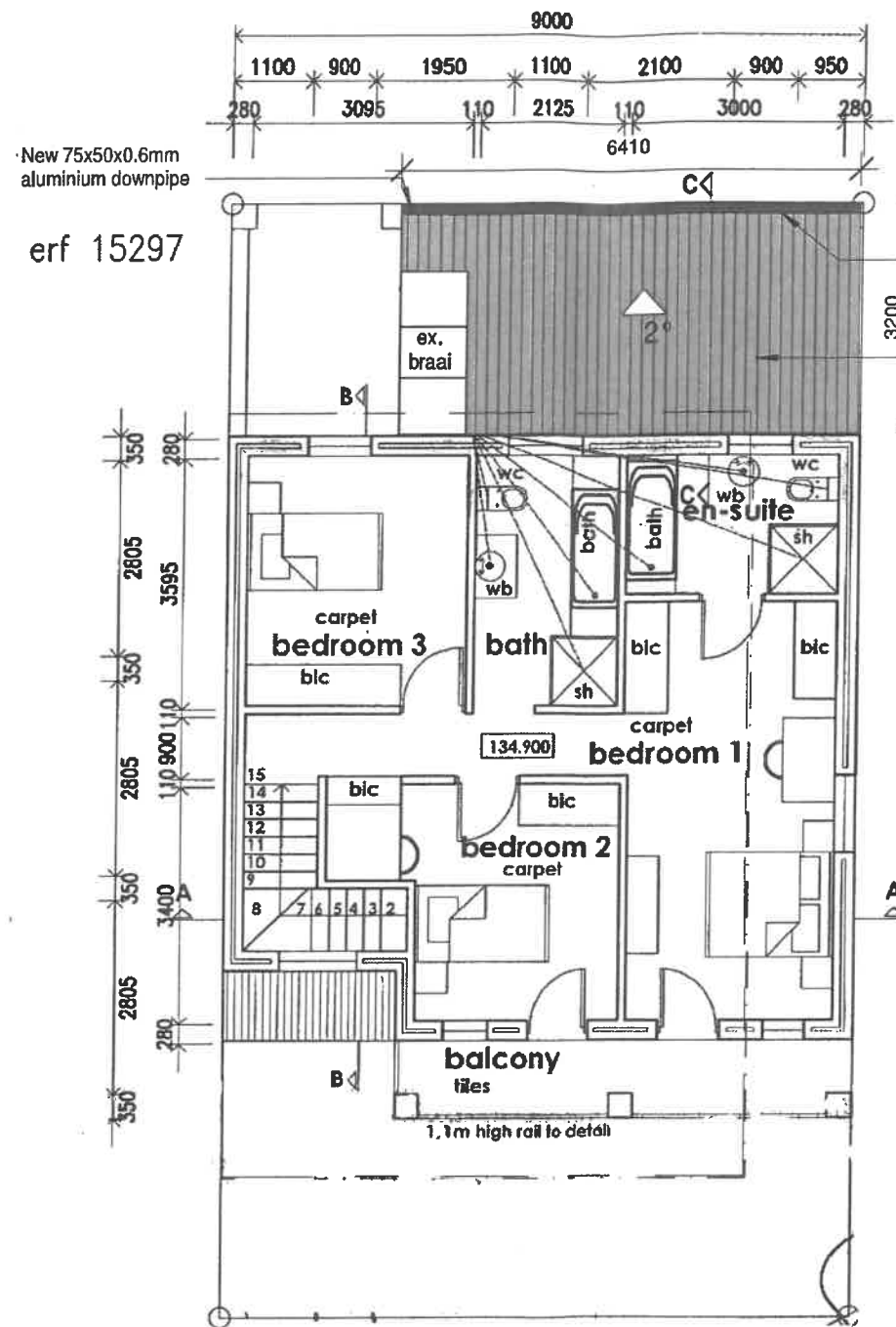
PrArch33056092

75 Welgevonden Boulevard, Welgevonden
Stellenbosch

DATE OF WHOA APPROVAL: 4 November 2024

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New 75x50x0.6mm aluminium downpipe

erf 15297

New aluminium gutter behind new double 38x152 hardwood closing rafters to hide new roof sheeting at angle lower than 15 degrees according to WHOA Aesthetic guidelines.

New Klip-Lok 700 Chromadek concealed fix roof sheeting laid @ 2° pitch on 50x76mm SAP timber purlins @ max 1000mm cc's

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first storey 1:100
75.6m² + 7.5m²
balcony



Client
Mr. Etienne Gunter

Project
Erf 15298, 23 Everlasting
Street, Welgevonden

Drawing
First Storey Plan

Scale 1 : 100	Size	Date 10/15/24	Drawn LT
Project No. Project #	Drawing No. A103	Revision No. A	

LARYSSA PRINS ARCHITECTS

PrArch33056092
75 Welgevonden Boulevard, Welgevonden
Stellenbosch

DATE OF WHOA APPROVAL: 4 November 2024

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west elevation 1:100



north elevation 1:100

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Client			
Mr. Etienne Gunter			
Project			
Erf 15298, 23 Everlasting Street, Welgevonden			
Drawing			
North and West Elevations			
Scale	Size	Date	Drawn
1 : 100		10/15/24	LT
Project No.	Drawing No.	Revision No.	
Project #	A104	A	

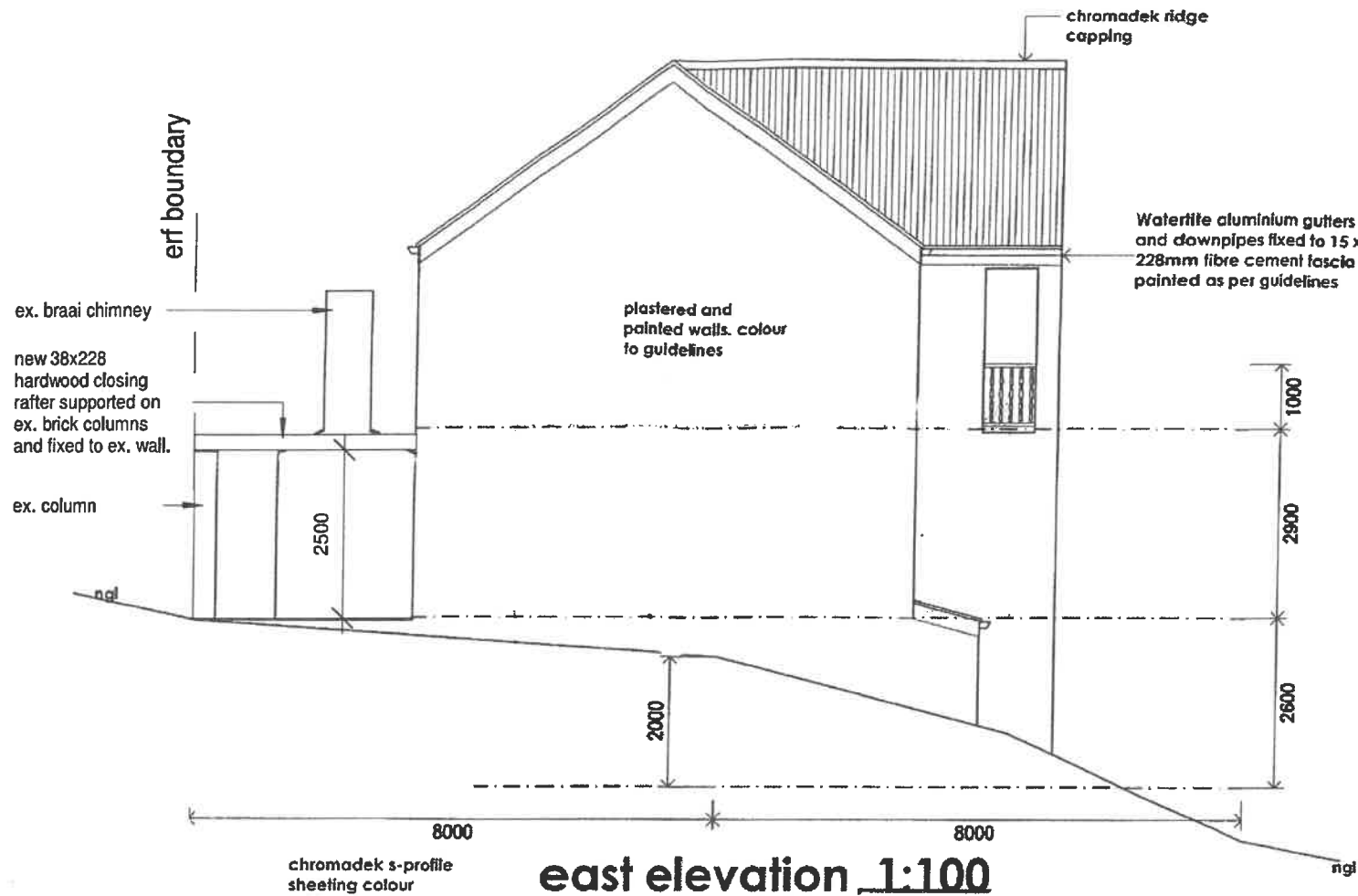
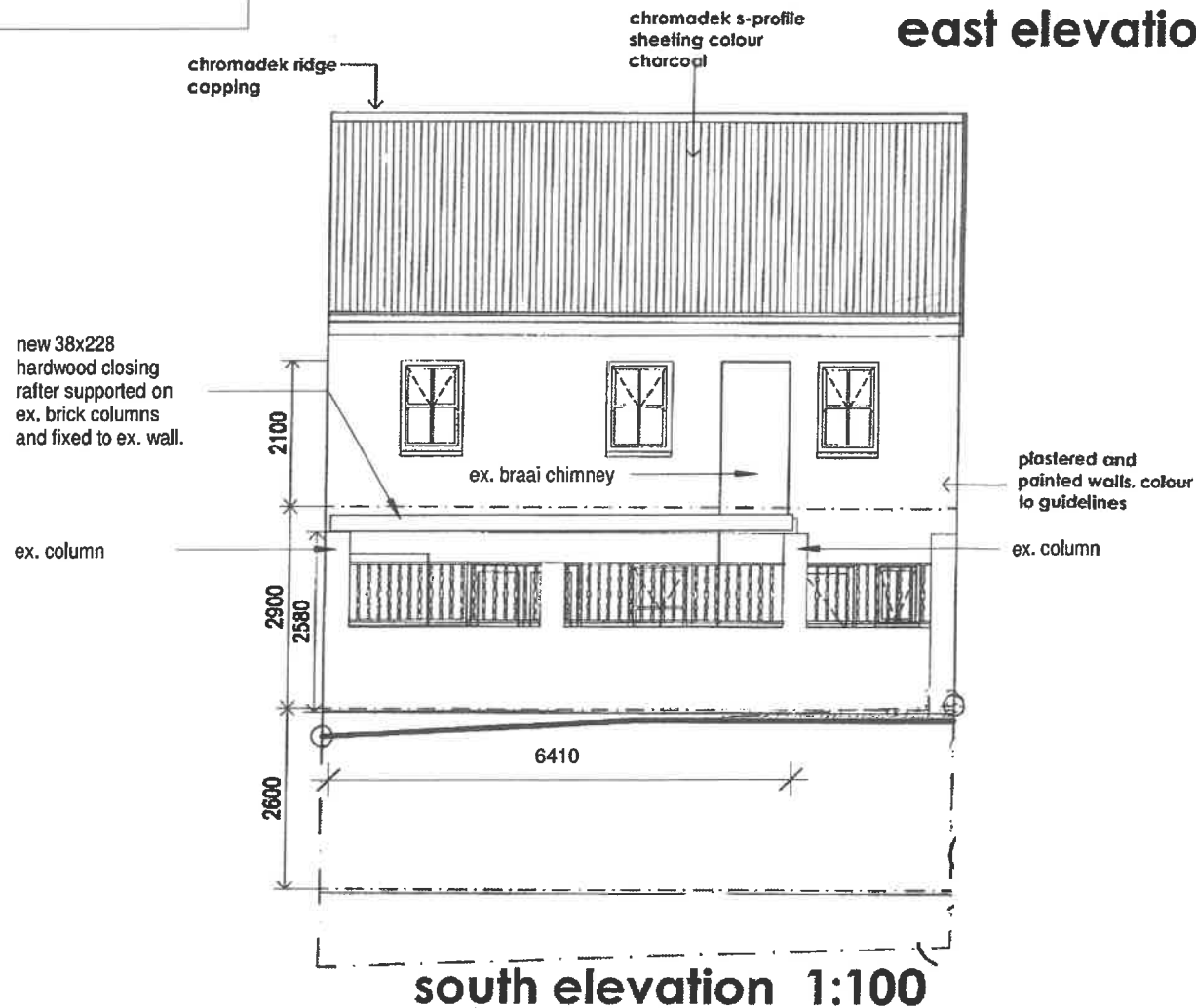
2024/10/18 11:41:12

Date & Time printed:

DATE OF WHOA APPROVAL: 4 November 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.



COUNCIL NOTES

GENERAL:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
3. DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL DESIGN:

3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:

- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

WALLS:

1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:

1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:

1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY UT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:

1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:

1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2. MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client
Mr. Etienne Gunter

Project
Erf 15298, 23 Everlasting Street, Welgevonden

Drawing
South and East Elevations

Scale 1 : 100	Size	Date 10/15/24	Drawn LT
Project No. Project #	Drawing No. A105	Revision No. A	

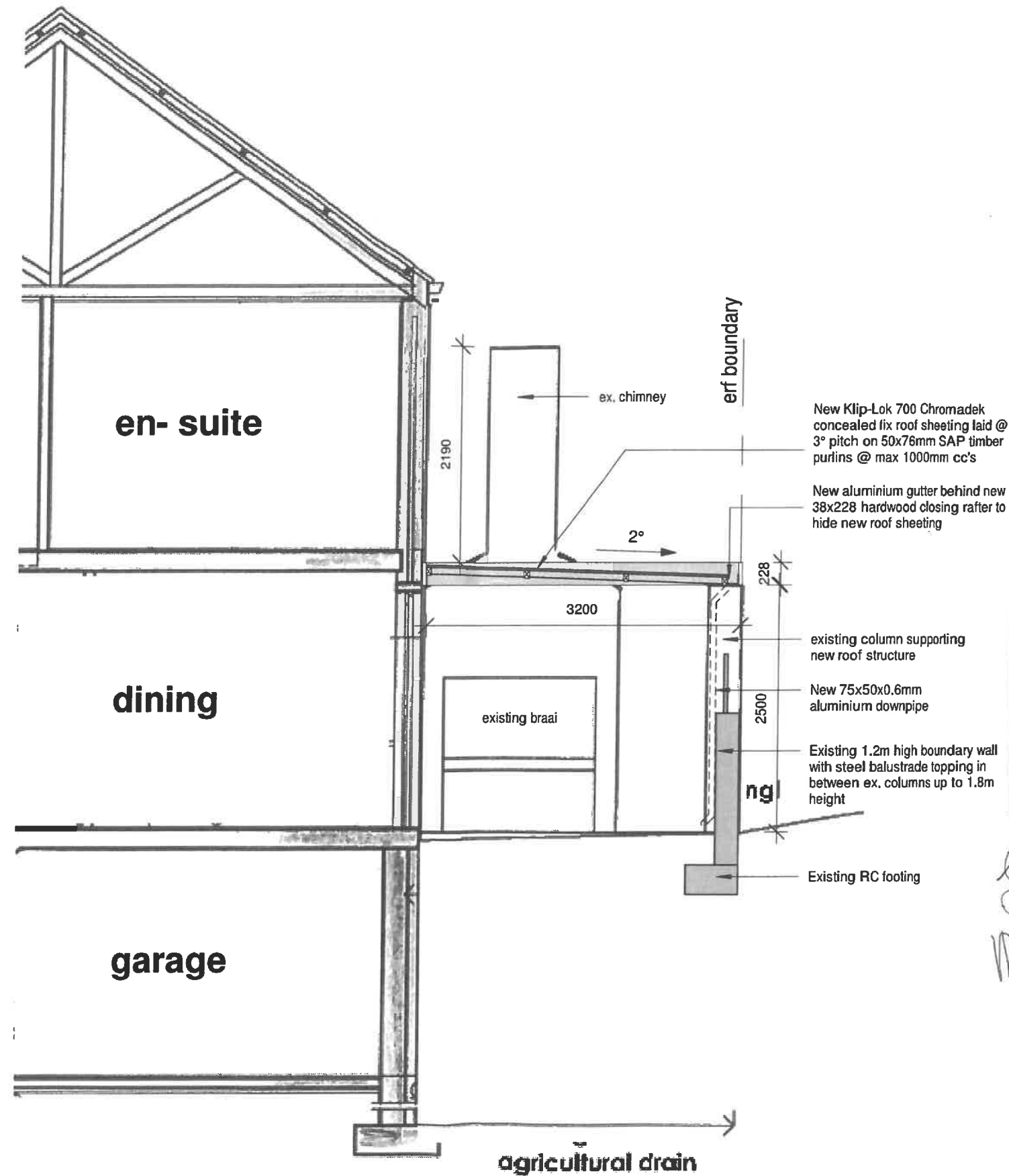
LARYSSA PRINS ARCHITECTS

PrArch33056092
75 Welgevonden Boulevard, Welgevonden Stellenbosch

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Client

Mr. Etienne Gunter

Project

Erf 15298, 23 Everlasting Street, Welgevonden

Drawing

Section C-C

Scale
1 : 50

Size

Date
10/15/24

Drawn
LT

Project No.
Project #

Drawing No.
A106

Revision No.
A

section C-C 1:50

LARYSSA PRINS ARCHITECTS

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75 Welgevonden Boulevard, Welgevonden Stellenbosch