



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18963(TP1162/2025)

Our File Reference Number: Erf 14592, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir/Madam

APPLICATION FOR A PERMANENT DEPARTURE AND CONSENT USE: ERF 14592 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, 2023 on Erf 14592, Stellenbosch for:
 - 2.1.1 Consent Use in terms of section 15(2)(O) for a commune to accommodate three unrelated persons.
 - 2.1.2 Permanent Departure in terms of section 15(2)(b) for under-provision of parking in order to have two (2) parking bays in lieu of three (3) parking bays.

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 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.

3.3 The development and building plans be generally in accordance with the set of floor plans, site plan, section and elevations as referenced on drawing number: 2004-072-LAD, dated 04 February 2005, drawn by ALWYN NIEWOUDT & ASSOCIATES.

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

4.1 The proposal will not impact any municipal services.

4.2 The proposal will not detract from the character of the Welgevonden Estate.

4.3 The proposed commune will accommodate three (3) students who attend the same educational institution. Given the limited scale of the use and the minor parking departure, the proposal is not anticipated to generate any adverse impacts on the surrounding community of Welgevonden.

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.

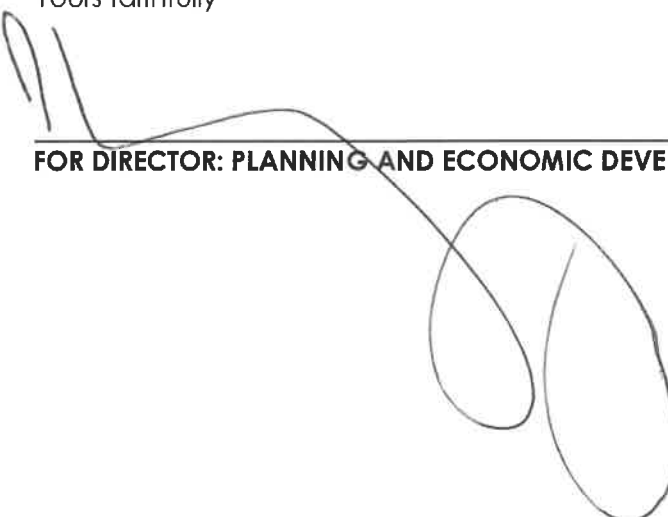
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(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.

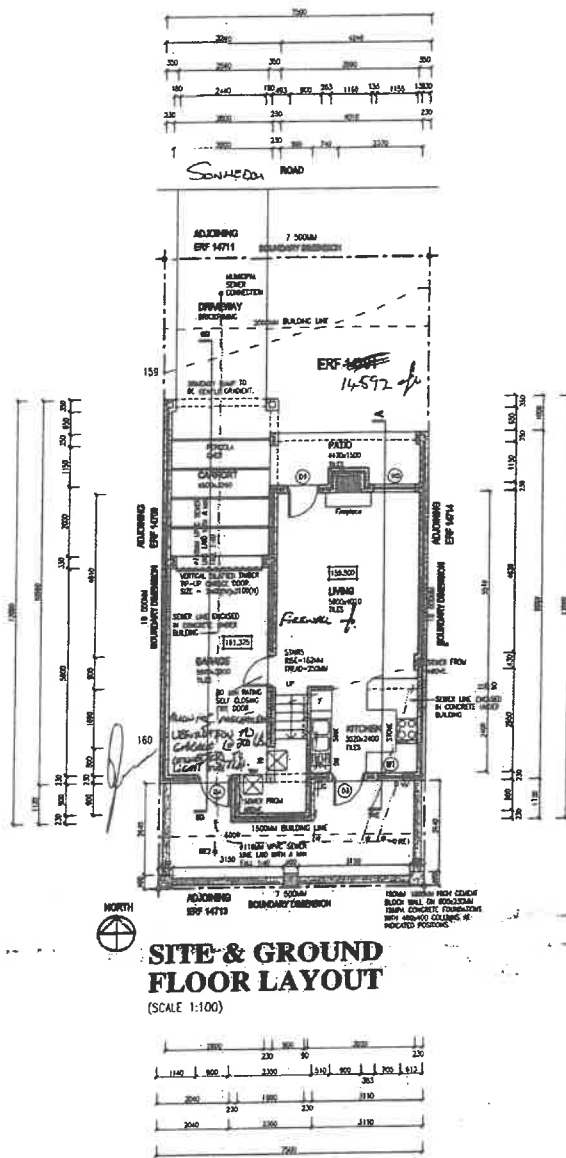
Yours faithfully



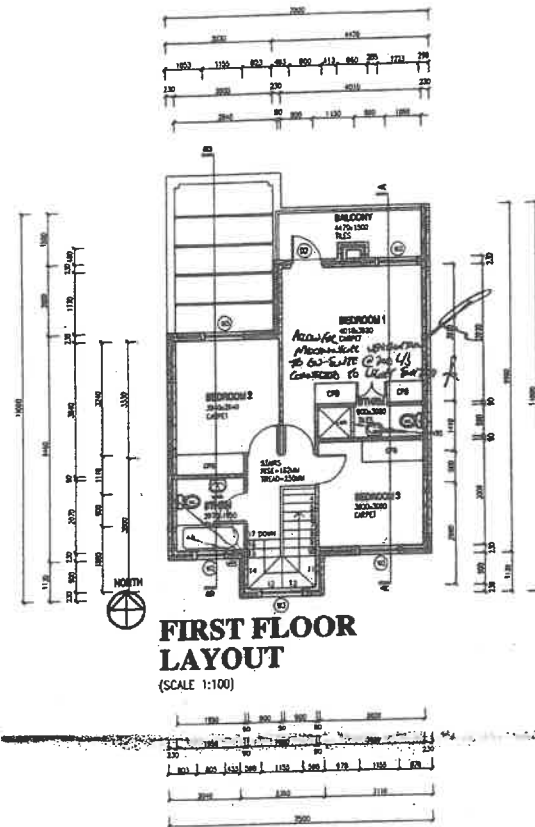
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21/1/2026

DATE



SITE & GROUND FLOOR LAYOUT
(SCALE 1:100)



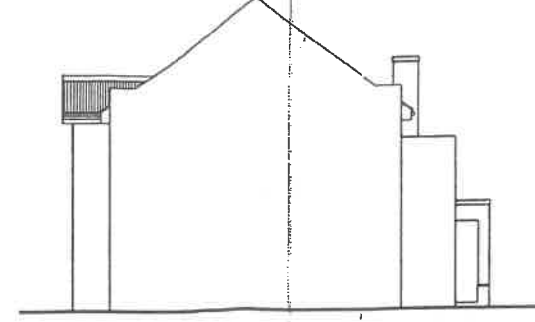
FIRST FLOOR LAYOUT
(SCALE 1:100)



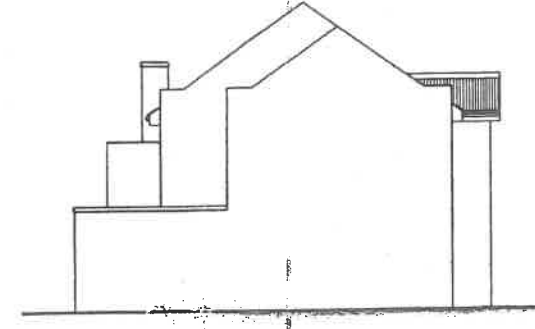
NORTH ELEVATION
(SCALE 1:100)



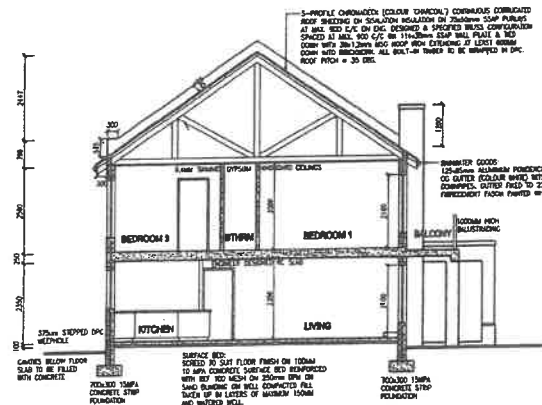
SOUTH ELEVATION
(SCALE 1:100)



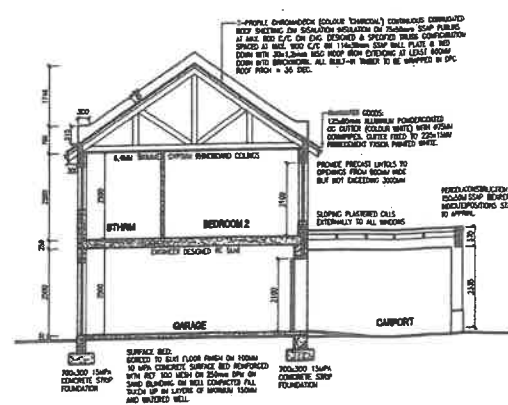
EAST ELEVATION
(SCALE 1:100)



WEST ELEVATION
(SCALE 1:100)



SECTION A-A
(SCALE 1:100)



SECTION B-B
(SCALE 1:100)

NO.	DESCRIPTION	QUANTITY
01	200x100mm	1
02	200x100mm	1
03	200x100mm	1
04	200x100mm	1
05	200x100mm	1
06	200x100mm	1
07	200x100mm	1
08	200x100mm	1
09	200x100mm	1
10	200x100mm	1
11	200x100mm	1
12	200x100mm	1
13	200x100mm	1
14	200x100mm	1
15	200x100mm	1
16	200x100mm	1
17	200x100mm	1
18	200x100mm	1
19	200x100mm	1
20	200x100mm	1

WINDOW & DOOR SCHEDULE
(SCALE 1:100)

NOTES

SPECIFICATIONS:

FOUNDATIONS:
ALL EXTERNAL AND INTERNAL LOAD-BEARING WALLS TO BE
FOUNDED ON 150MM CONCRETE STRIP FOUNDATIONS FOUNDED IN
SOLID NATURAL GROUND. SOIL CONDITIONS AND FOUNDATION SIZES
TO BE VERIFIED BY THE ENGINEER.
230MM CAVITY WALLS - 700x200MM
90MM NON-LOAD-BEARING - 600x200MM

WALLS:
EXTERNAL: 230MM CLAY MAZE BRICK CAVITY WALLS
INTERNAL: 90MM CLAY MAZE BRICK
ALL EXTERNAL AND INTERNAL WALLS TO BE SMOOTH PLASTERED
AND PAINTED AS PER SCHEDULE.

FLOORING:
SCORDED TO SAT FLOOR FINISH ON 100MM 10MPA CONCRETE
SURFACE BED REINFORCED WITH REF 100 MESH ON 375mm DPM ON
50MM SAND BLINDING ON WELL COMPACTED FILL TAKEN UP IN
MAXIMUM 150MM LAYERS AND WATERED WELL.

ROOF CONSTRUCTION:
AS PER SECTIONS

WINDOWS AND DOORS:
AS PER WINDOW AND DOOR SCHEDULE

GENERAL NOTES:
1. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO THOSE
SCALES.
2. BUILDER TO VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT
OF WORK.
3. ALL DISCREPANCIES MUST BE REPORTED BEFORE WORK IS PUT
IN HAND.
4. ALL BUILT WORK TO COMPLY WITH THE NBS'S AND LOCAL
AUTHORITY REQUIREMENTS.
5. 8'S AT ALL CORNERS AND JUNCTIONS IN DRIVINS, WITH MARKED
COVERS.
6. ALL WASTES TO BE ACCESSIBLE FOR REPAIR AND TO BE
FITTED WITH RESIST TRAPS AS PER NBS'S.
7. GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1M
OR LESS THAN 300MM ABOVE FINISHED FLOOR LEVEL
TO BE SAFETY GLAZED ACCORDING TO SECTION 11 OF SABS
WITH A MINIMUM OF 5% DRINKABLE.
8. WINDOW AREAS TO BE A MINIMUM OF 10% OF THE FLOOR
WITH A MINIMUM OF 5% DRINKABLE.
9. MINIMUM FOUR BRICKCOURSES WITH BRICKFORCE EVERY
COURSE ABOVE LINTOLS.
10. ALL BRICKING TO COMPLY WITH ENGINEER SPECIFICATIONS.
11. HEIGHT AND THICKNESSES OF FOUNDATION WALLS TO COMPLY
IN ALL RESPECTS WITH THE SABS 9400.
12. PROVIDE MIN 4 BUTTERFLY WALL TIES PER SQM BRICKWORK
TO CAVITY WALLS.

STATISTICS:	
GROUND FLOOR LIVING	= 37.82 SQM
PATIO	= 4.7 SQM
GARAGE	= 22.23 SQM
FIRST FLOOR LIVING	= 60.09 SQM
BALCONY	= 6.7 SQM
CARPORT	= 13.87 SQM
TOTAL AREA	= 147.37 SQM
TOTAL UNDER COVER AREA	= 136.8 SQM
FOOTPRINT AREA	= 66.75 SQM
ERF SIZE	= 135 SQM
COVERAGE	= 45.4%

NO.	DATE	DESCRIPTION
01	25/01/08	DATUM
02	25/01/08	DATUM
03	25/01/08	DATUM
04	25/01/08	DATUM
05	25/01/08	DATUM
06	25/01/08	DATUM
07	25/01/08	DATUM
08	25/01/08	DATUM
09	25/01/08	DATUM
10	25/01/08	DATUM
11	25/01/08	DATUM
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15	25/01/08	DATUM
16	25/01/08	DATUM
17	25/01/08	DATUM
18	25/01/08	DATUM
19	25/01/08	DATUM
20	25/01/08	DATUM

**PROPOSED NEW RESIDENCE FOR
WINTER FAMILY TRUST
ERF 14582
WELGEVONDEN
STELLENBOSCH**

**FLOOR LAYOUTS
SECTIONS & ELEVATIONS**

LOCAL AUTHORITY DRAWING

2004-072.LAD
001

SCALE	DATE	DESIGN	REVISION
AS SHOWN	04/02/2005	ALN & LA	001
SCALE	DATE	DESIGN	REVISION
AS SHOWN	04/02/2005	ALN & LA	001

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