STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1480/2025
Our File Reference Number: Erf 15349, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 15349, STELLENBOSCH

1. The above application refers.

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

3. The permanent departure application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 for the relaxation of the Welgevonden Design guidelines to permit the following:

   3.1 To relax the common building line from **1.5m to 0m** (adjoining Erf 15350 Stellenbosch) for the proposed new laundry/scullery (ground floor) and bedroom extension (first floor).

   3.2 To increase the coverage from **50% to 55%** to accommodate the proposed additions.

   BE APPROVED in terms of Section 60 of the said Bylaw.

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

   4.1 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.

4.2 The development and building plans be generally in accordance with the site plan as referenced in Drawing No. 101, drawn by Robert Cupido dated February 2025, attached as **Annexure A.**

4.3 Building plans for all new structures and for all changes of use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

5.1 The proposed 5% increase in coverage is considered minor and is not expected to have an adverse impact on the surrounding properties.

5.2 The additions to the first floor consist of enclosing the existing balcony to extend the bedroom. The proposed enclosure is not considered to have any negative impact on the adjoining neighbour. Furthermore, the enclosure will improve privacy for the adjoining property by eliminating the existing overlooking component.

5.3 The proposed entertainment area shall have no impact on the adjoining properties as the structure is within the building lines and complies with the height restrictions within Welgevonden.

5.4 The building line relaxation primarily relates to structures attached to and above the existing garage (bedroom extension and scullery/laundry), which is already located over the rear building line. As such, the departure does not introduce a significant new encroachment beyond the existing development pattern.

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

DATE: 16/9/2026

COPIES TO OBJECTOR

[redacted]

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ANNEXURE A

SITE PLAN

WEST ELEVATION

EAST ELEVATION

SECTION B-B

ALL NEW WINDOWS AND DOORS TO BE EPOXY COATED ALUMINUM IN WHITE COLOUR

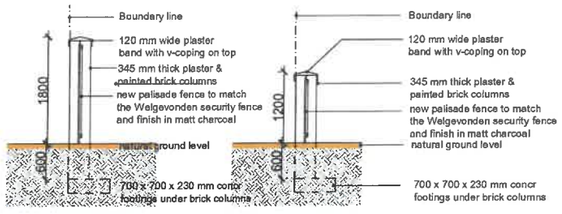
SOUTH ELEVATION

NORTH ELEVATION

SECTION A-A

AREAS

GROUND FLOOR:	
EXIST GROUND FLR AREA	87.0 msq
PROPOSED NEW LAUNDRY/SCULLERY	8.0 msq
PROPOSED ENTERTAINMENT AREA	16.0 msq
TOTAL NEW GROUND FLOOR AREA	111.0 msq
FIRST FLOOR	
EXIST FIRST FLR AREA	77.0 msq
PROPOSED ROOM EXTENTION	3.5 msq
TOTAL NEW FIRST FLOOR AREA	80.5 msq
TOTAL NEW COVERED AREA (FOOTPRINT)	111.0 msq
PLOT SIZE	202.5 msq
NEW COVERED PERCENTAGE	55.0 %



BOUNDARY WALL DETAILS Scale 1:50

NOTE REGARDING EXTERNAL FINISHES:

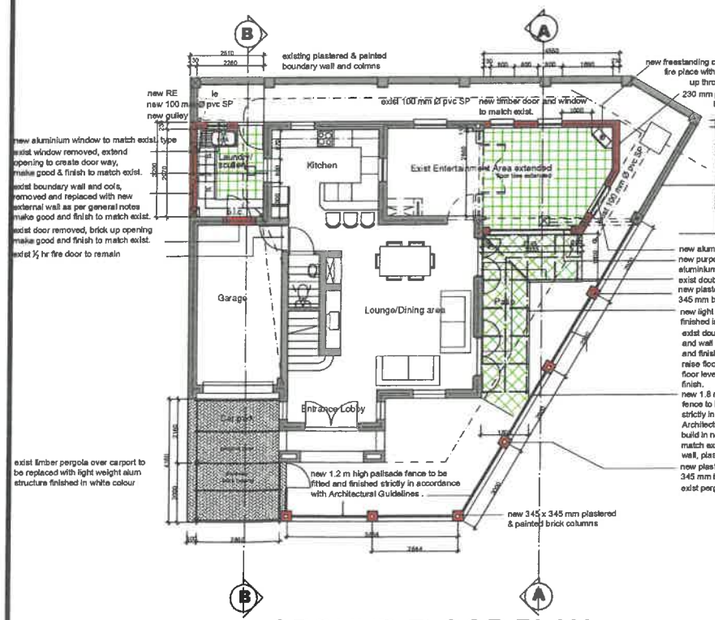
ALL NEW EXTERIOR FINISHES INCL. WALLS, ROOF, WINDOWS, PERGOLA, PALISADE, ETC TO MATCH THE EXISTING FINISHES AS WELL AS TO COMPLY WITH THE FINISHES AS SET OUT IN THE WELGEVONDEN ESTATE'S ARCHITECTURAL GUIDELINES.

WELGEVONDEN

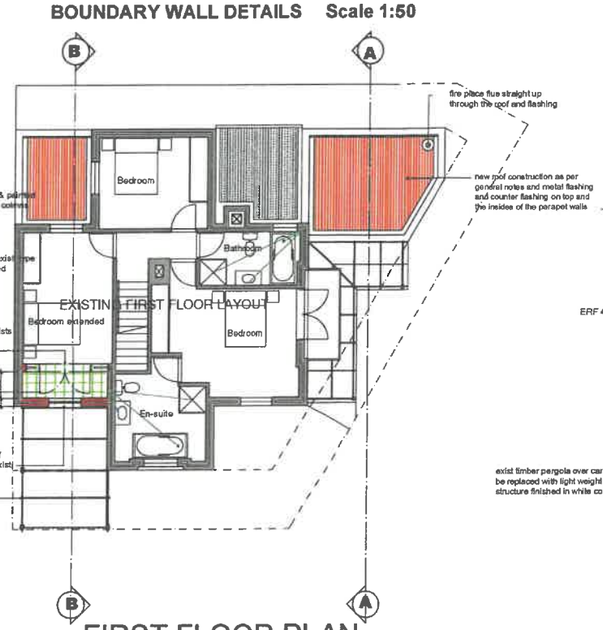
29 May 2025

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

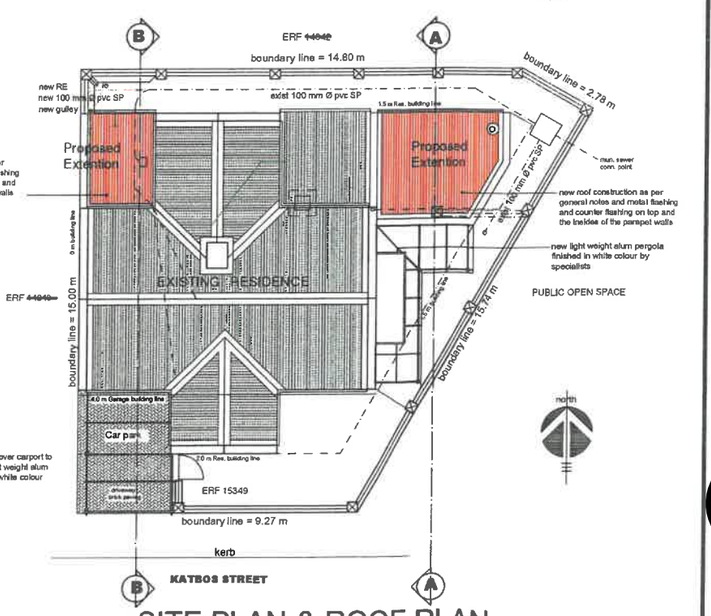
This does not guarantee successful Municipal approval. The owner remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN & ROOF PLAN

GENERAL NOTES

GENERAL

all work to comply with NBR

figured dimensions to be taken in preference to scaling drawing

all relevant details, levels, dimensions to be checked on site before commencement of work

any discrepencies on drawing to be pointed out to architect immediately

FOUNDATIONS

700 x 230 mm Reinforced conc. strip foundation

WALL CONSTRUCTION

External walls to be 230 mm plastered and painted maxi brick walls to match existing with a 50 mm cavity.
Internal walls to be 90 or 180 mm plastered and painted walls where shown on plan.

FLOOR CONSTRUCTION

Floor finish as shown on plan on 25 mm cement screed on 100 mm concrete surface bed on 250 micron dpm on 50 mm sand bed on well compacted and approved fill

FLAT ROOF CONSTRUCTION

S - Profile galvanized metal roof sheeting at 5° on 70 x 50 mm SA pine purlins at equal (900 mm c/c) spacing on 150 x 50 mm SA pine rafters at equal (900 mm c/c) spacing.
Rafters to be build into and anchored to wall with g.m.s. hoop irons for min of 600 mm.
Chromadek colour charcoal.

NEW CEILING CONSTRUCTION

Skimmed 6.4 mm plaster board ceiling fixed to u/s of 38 x 38 mm SA pine brandering at max 400 mm centres fixed to u/s of new roof construction as described above & finished with gypsum cornice

WINDOWS AND DOORS

New timber windows & doors to be varnish to match Existing.

GLAZING

All glass panes with areas more then 1m² & glass panes in all doors to be SABS approved safety glazing and also to comply with NBR and SABS 0137.

WEEPHOLES

Weepholes at 2 brick intervals at all surface bed level and over all windows and ext. doors. Stepped dpc as indicated at Ground floor surface bed level.

EAVES AND RAINWATER GOODS

Watertite 'ogee' aluminium gutters and 12 mm thick f/c fascia boards for new flat roofs.

NEW DRAINAGE

1. All levels to be checked on site and final adjustments to be made where necessary
2. Inspection eyes on all corners and connections.
3. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access.
4. Ventilation pipes 400mm above roof level.
5. Minimum fall of sewer pipes to be 1:60
7. Fit vent valve on all waste fittings.

WC	-	110mm dia. soil pipe
WHB & SHR	-	38mm dia. wastepipe
sinks, wm, dw, etc	-	38mm dia. wastepipe
Stacks & Ventpipes	-	110mm dia. , unless otherwise noted.

House van Niekerk

project:

Proposed Alterations & Additions to Existing Residence on erf 15349, Katbos street, Welgevonden Estate, Stellenbosch

project no RCAD/2510	Drawing: ROOF PLAN ELEVATIONS & SECTIONS
drawing no 101	
date: Feb 2025	
scale: 1 : 100	Revisions
drawn: RC	

RCAD
Robert Cupido Architectural Design
[redacted]
Sacap Registered PrSArchT

COUNCIL SUBMISSION