



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP964/2024

Our File Reference Number: Erf 16553, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-M

Sir / Madam

## APPLICATION FOR A PERMANENT DEPARTURE: ERF 16553, STELLENBOSCH

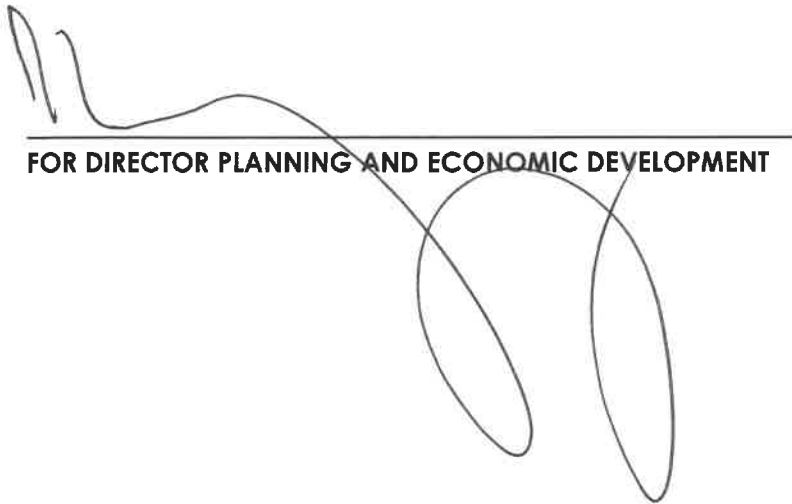
1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 16553, Stellenbosch for a departure to relax the common building line (adjacent to Erf 16554 - Private Open Space) from 5m to 0m in order to accommodate the proposed covered louvre awning,  
  
**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 departure 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.
  - 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 Building plans reflecting only the approved structures, must be generally in accordance with the site plan no. 16553\_006 dated 08 November 2024 and drawn by Studio Zet Designs as well as floor layout plans, elevations & sections no. 16553\_002 - 005, drawn by Studio Zet Designs, attached as **ANNEXURE A**.

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

- 4.1 The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.
  - 4.2 The proposed covered structure will be constructed below the ground level thus minimising any potential visual impact on the surrounding properties.
  - 4.3 Weltevreden Hills HOA gave consent by endorsing the proposed plans.
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](mailto: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](mailto: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



A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.

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**FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

9/3/2026  
DATE:

## Annexure A Building Plans





ALL WORKS TO COMPLY WITH SANS 10400  
OR BY RATIONAL APPROVED DESIGN  
TO COMPLY WITH FOLLOWING GUIDELINES

B: Structural Design SANS 10400-B, *Structural design*  
C: Dimensions SANS 10400-C, *Dimensions*  
D: Public Safety SANS 10400-D, *Public safety*  
E: Site Operations SANS 10400-E, *Site operations*  
F: Excavations SANS 10400-F, *Excavations*  
H: Foundations SANS 10400-H, *Foundations*  
J: Floors SANS 10400-J, *Floors*  
K: Walls SANS 10400-K, *Walls*  
L: Roofs SANS 10400-L, *Roofs*  
M: Stairways SANS 10400-M, *Stairways*  
N: Glazing SANS 10400-N, *Glazing*  
O: Lighting and Ventilation SANS 10400-O, *Lighting and ventilation*  
P: Drainage SANS 10400-P, *Drainage*  
Q: Non-water-borne Means of Sanitary Disposal  
SANS 10400-Q, *Non-water-borne means of sanitary disposal*  
R: Stormwater Disposal SANS 10400-R, *Stormwater disposal*  
S: Facilities for Persons with Disabilities SANS 10400-S, *Facilities for persons with disabilities*  
T: Fire Protection SANS 10400-T, *Fire protection*  
V: Space Heating SANS 10400-V, *Space heating*  
W: Fire Installation SANS 10400-W, *Fire installation*



**SCRUTINIZED FOR AESTHETIC APPROVAL**

ESTATE: **WELTEVERDEN HILLS**

DATE: 2024/11/11

NAME: Zeida de Wet

CONTACT: 083 601 7329  
zeida@studiozeidesigns.com

SIGNED: 

|          |            |       |                    |
|----------|------------|-------|--------------------|
| A        | 2024-11-08 |       | Council submission |
| Decision | Date       | Drawn | Description        |

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## SCALING

Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing

client  
**Mr. Conradie**

signature \_\_\_\_\_

project

### Alterations & additions

stand number

ERF 16553

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engineer

signature \_\_\_\_\_

project architect ZEJL DA DE WF

|         |           |
|---------|-----------|
| contact | 08360173; |
|---------|-----------|

signature \_\_\_\_\_

drawing description

### Floor plans & Elevations

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|            |                |
|------------|----------------|
| job number | drawing number |
|------------|----------------|

WHE553 16553 002

|  |       |              |
|--|-------|--------------|
|  | drawn | Zelda De Wet |
|--|-------|--------------|

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| A1 | scale | 1 : 100 |
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|--|------|---|
|  | date | - |
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| revision number | issued for |
|                 |            |

Municipality:

|          |                     |
|----------|---------------------|
| <b>A</b> | <b>Municipality</b> |
|----------|---------------------|

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- E. Site Operations SANS 10400-E, *Site operations*
- G. Excavations SANS 10400-G, *Excavations*
- H. Foundations SANS 10400-H, *Foundations*
- J. Floors SANS 10400-J, *Floors*
- K. Walls SANS 10400-K, *Walls*
- L. Roofs SANS 10400-L, *Roofs*
- M. Stairways SANS 10400-M, *Stairways*
- N. Glazing SANS 10400-N, *Glazing*
- O. Lighting and Ventilation SANS 10400-O, *Lighting and ventilation*
- P. Drainage SANS 10400-P, *Drainage*
- Q. Non-water-borne Means of Sanitary disposal SANS 10400-Q, *Non-water-borne means of sanitary disposal*
- R. Stormwater Disposal SANS 10400-R, *Stormwater disposal*
- S. Facilities for Persons with Disabilities SANS 10400-S, *Facilities for persons with disabilities*
- T. Fire Protection SANS 10400-T, *Fire protection*
- V. Space Heating SANS 10400-V, *Space heating*
- W. Fire Installation SANS 10400-W, *Fire installation*



**SCRUTINIZED FOR AESTHETIC APPROVAL**  
ESTATE: **WELTEVRDEN HILLS**  
DATE: 2024/11/11  
NAME: Zeada de Wet  
CONTACT: D83 601 7320  
zeada@stuckazentideslgrm.com  
SIGNED: 

|                                                                                                                                                                   |           |                    |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|-------------|
| A                                                                                                                                                                 | 2024-1-68 | General submission |             |
| Revision                                                                                                                                                          | Date      | Drawn              | Description |
|                                                                                                                                                                   |           |                    |             |
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| SCALING                                                                                                                                                           |           |                    |             |
| Drawings not to be scaled, report any discrepancies to architect after construction or manufacturing                                                              |           |                    |             |
| client<br>Mr. Conradie                                                                                                                                            |           |                    |             |
| signature                                                                                                                                                         |           |                    |             |
| project                                                                                                                                                           |           |                    |             |
| Alterations & additions                                                                                                                                           |           |                    |             |
| stand number<br>ERF 16553                                                                                                                                         |           |                    |             |
|                                                                                                                                                                   |           |                    |             |
| engineer                                                                                                                                                          |           |                    |             |
| contact                                                                                                                                                           |           |                    |             |
| signature                                                                                                                                                         |           |                    |             |
| project architect                                                                                                                                                 |           | ZELDA DE V&        |             |
| control                                                                                                                                                           |           | 08360173           |             |
| signature                                                                                                                                                         |           |                    |             |
| drawing description                                                                                                                                               |           |                    |             |
| Elevations                                                                                                                                                        |           |                    |             |
| job number                                                                                                                                                        |           | drawing number     |             |
| WHE553                                                                                                                                                            |           | 16553_003          |             |
| A1                                                                                                                                                                |           | Zelda De Wet       |             |
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| revision number                                                                                                                                                   |           | issued for         |             |
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ESTATE: WELTEVREDEN HILLA  
DATE: 2024/11/11  
NAME: Zekia de Wet  
CONTACT: 083 601 7329  
zekia@studiodesidesigns.com  
SIGNED: 

|          |            |       |                    |
|----------|------------|-------|--------------------|
| A        | 2024-11-08 |       | Council submission |
| Revision | Date       | Drawn | Description        |

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— subject before construction or manufacturing

client  
**Mr. Conradie**

|           |
|-----------|
| signature |
| project   |

stand number

ENF 1003

|           |
|-----------|
| contact   |
| signature |

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| contact   | 08360173                                                                              |
| signature |  |

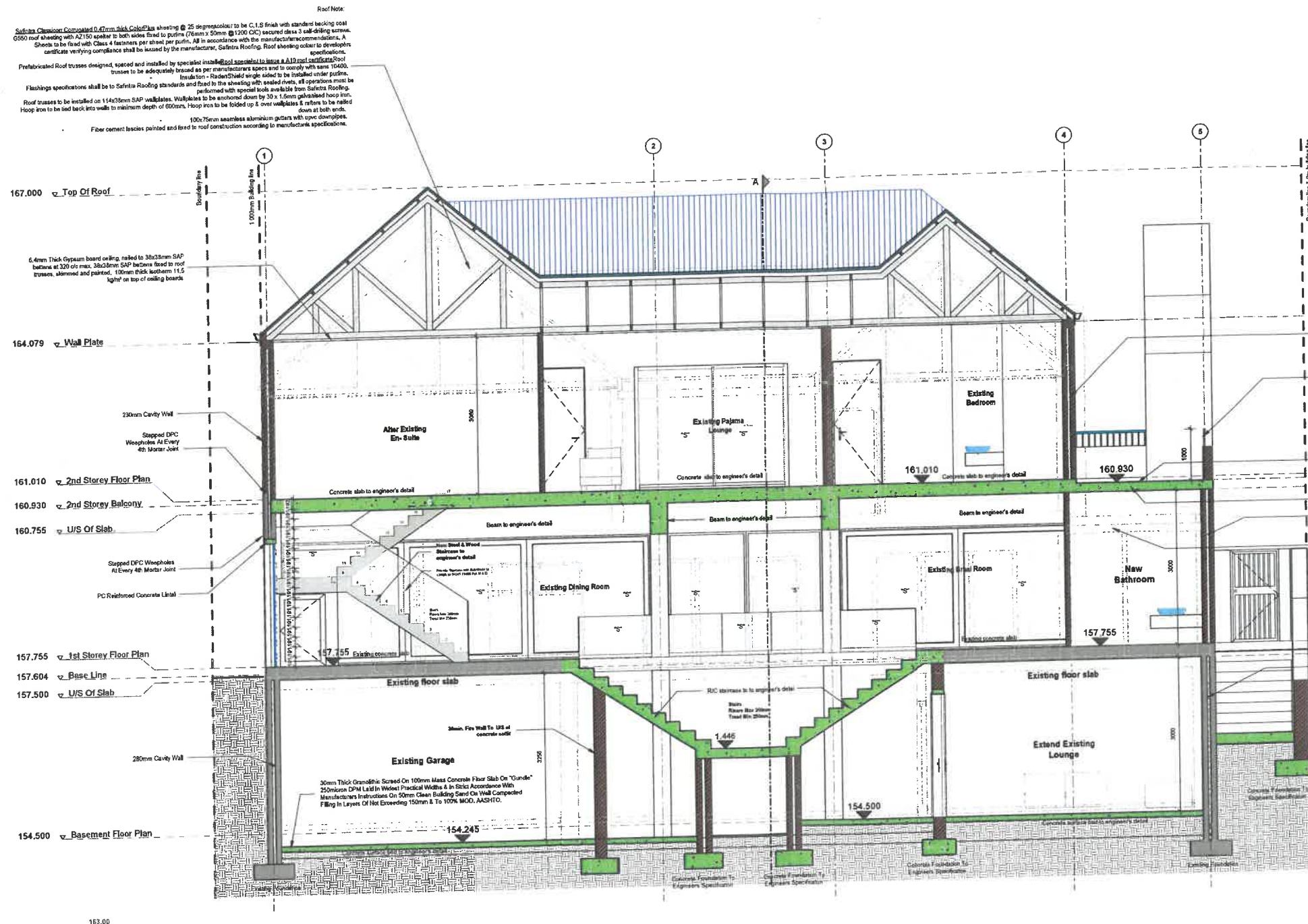
Section A-A

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| job number | drawing number |
| 14-15550   | 10550-001      |

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|    | scale | 1 : 50       |

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| revision number | Issued for |
|-----------------|------------|

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| <b>A</b> | <b>Municipality</b> |
|----------|---------------------|



Section B-B  
Scale 1 : 50

- GENERAL NOTES**
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SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: WELTEVENSDEK HILLS  
DATE: 2024/11/11  
NAME: Zaida de Wet  
CONTACT: 083 601 7328  
zaida@zaidadesigns.co.za

SIGNED: [Signature]

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client  
**Mr. Conradie**

signature

project  
**Alterations & additions**

stand number  
**ERF 16553**

engineer  
contact  
signature

project architect  
ZELDA DE WET  
contact  
signature

drawing description  
**Section B-B**

job number  
**WHE553**

drawing number  
**16553\_005**

drawn  
**Zaida De Wet**

scale  
**1 : 50**

date

revision number  
**A**

issued for  
**Municipality**