STELLENBOSCH
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Application Number: TP1294/2025
Our File Reference Number: Erf 14252 Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 14252 , STELLENBOSCH

1. The above application refers.

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

2.1 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 relax the street building line from **2m to 0m** (Belladona Street) and the side building line from **1.5m to 0m** (adjoining Erf 14253, Stellenbosch) to accommodate the proposed carport on Erf 14252, Stellenbosch

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

3. **The approval is subject to the following conditions imposed in terms of Section 66 of the 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 the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 The development be generally in accordance with the Site Plan as referenced on Drawing No. 101, dated October 2024 and drawn by Robert Cupido attached as **Annexure A.**

3.3 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.

3.4 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.

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

4.1 The proposed additions are typical structures found within the Welgevonden Estate and are considered compatible with the surrounding land uses.

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 **TP** 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

MANAGER: LAND USE MANAGEMENT

24-11-2026

DATE

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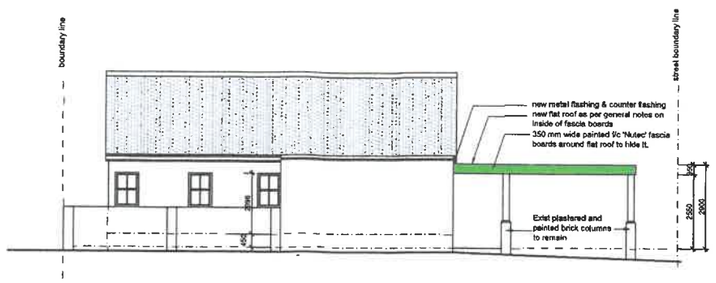
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ANNEXURE A

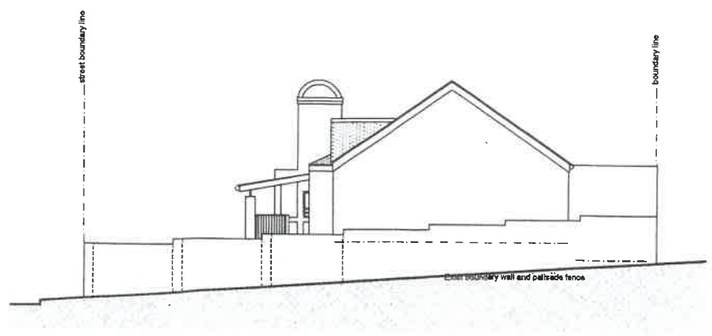
SITE PLAN



EAST ELEVATION



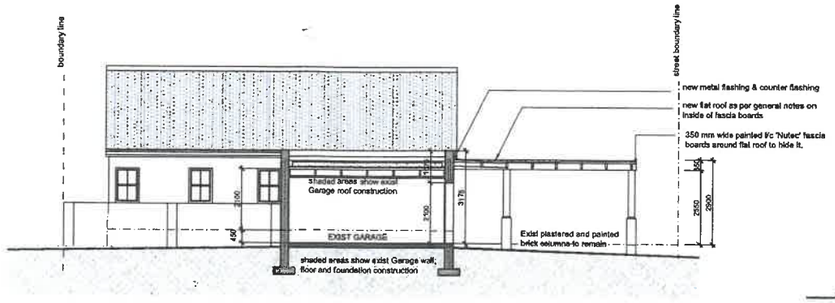
SOUTH ELEVATION



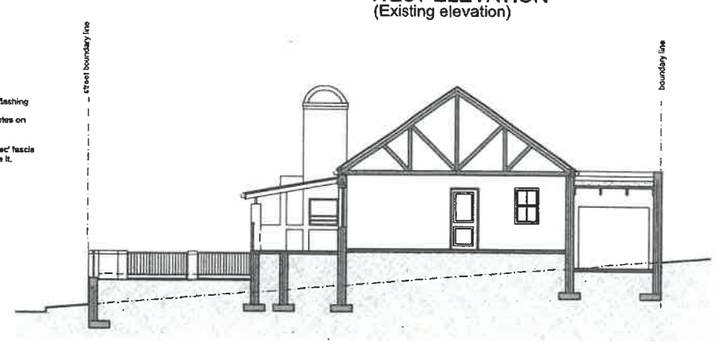
WEST ELEVATION
(Existing elevation)



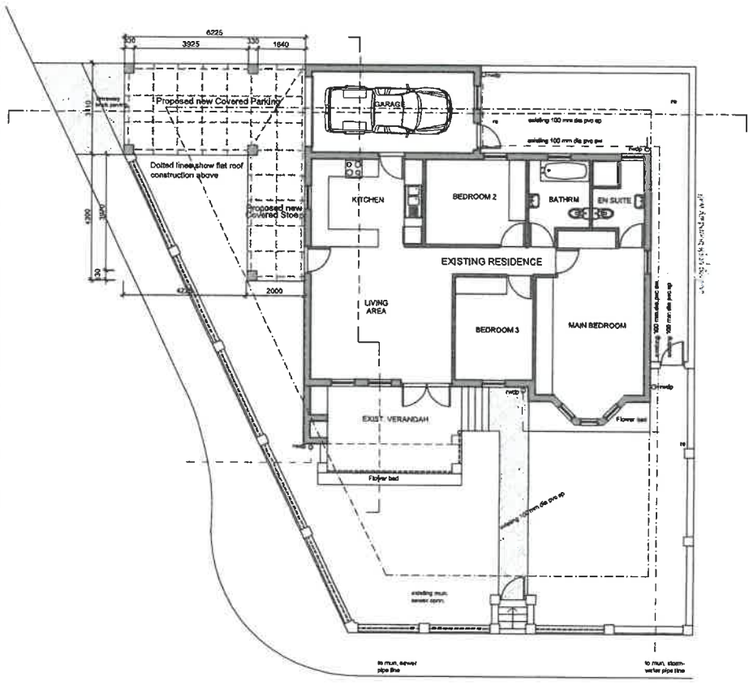
NORTH ELEVATION



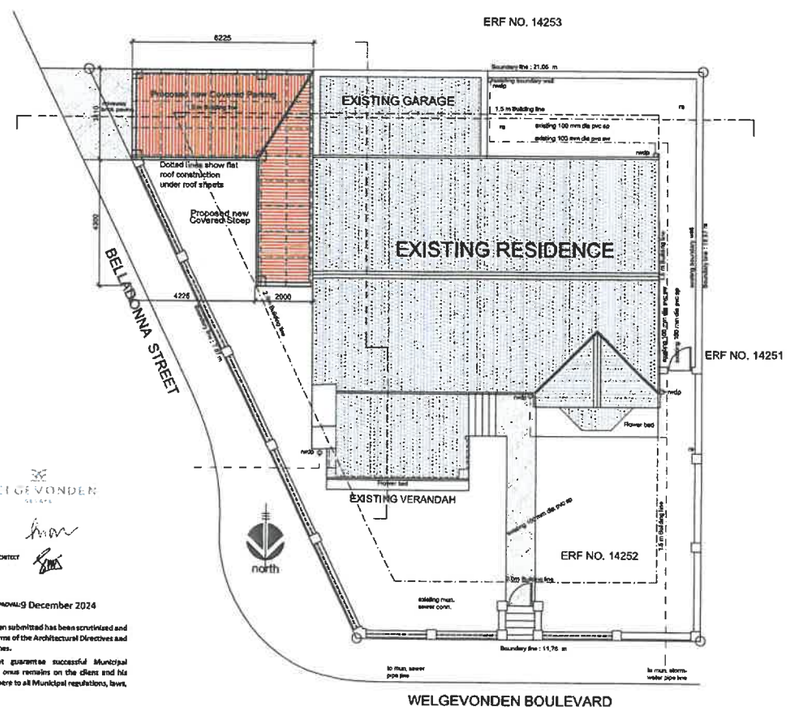
SECTION A - A



SECTION B - B
(Existing section)



GROUND FLOOR PLAN scale 1:100



SITE & ROOF PLAN scale 1:100

WELGEVONDEN ESTATE

ESTATE MANAGERS
SIGNATURE

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

DATE OF WHOA APPROVAL: 9 December 2024

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 onus remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
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

BRICK COLUMNS

EXISTING PLASTERED AND PAINTED BRICK COLUMNS TO REMAIN

ROOF CONSTRUCTION

METAL IBR ROOF SHEETS AT 1 DEGREES ON 70 x 50 mm SARINE PURLINS AT AVERAGE 900 mm CENTERS ON 150 x 50 mm SARINE RAFTERS (RE-USE EXISTING PERGOLA TIMBER CONSTRUCTION WHERE POSSIBLE) AT 900 mm CENTERS FIXED TO 225 x 50 mm TIMBER BEAMS WITH G.M.S. BRACKETS AND BOLTS AND FIXED TO TOP OF EXIST BRICK COLUMNS WITH CONCEALED G.M.S. BRACKETS AND BOLTS.
FINISHING COLOUR OF ROOF SHEETS TO BE 'DARK DOLPHIN' TO MATCH EXIST ROOF COLOUR AND AS PER WELGEVONDEN GUIDELINE COLOUR CHART.

FASCIA BOARDS

350 MM WIDE PAINTED x 12 mm THICK F/C 'NUTEC' FASCIA BOARDS AROUND TO HIDE FLAT ROOF INSIDE.

BOXGUTTER

ALLOW FOR 100 mm WIDE x 75 mm DEEP G.M.S. PURPOSED MADE BOXGUTTER

DOWN PIPES

ALLOW FOR 70 mm DIAMETER PAINTED PVC DOWN PIPES.

NOTE :

ALL FINISHES, COLOURS AND MATERIALS TO MATCH EXISTING AND AS PER APPROVED WELGEVONDEN GUIDELINES
ROOF COLOUR TO BE 'DARK DOLPHIN'

AREAS

EXIST. RESIDENCE, GARAGE AND VERANDAH AREA	132.0 msq
NEW COVERED STOEP AND CARPARK AREA	28.0 msq
NEW COVERED AREA	160.0 msq
PLOT SIZE	320.0 msq
NEW COVERED PERCENTAGE	50.0 %

House Jooste

project:
Proposed new Stoep and Carport roof structure on existing Residence on erf 14252, Welgevonden Boulevard , Welgevonden Estate, Stellenbosch

project no: RCAD/30/24	Drawing: PLANS, ELEVATIONS SECTIONS
drawing no: 101	
date: Oct 2024	
scale: 1 : 100	revision:
drawn: RC	

RCAD
Robert Cupido Architectural Design
Contact nos. [redacted]
Fax no.
e-mail [redacted]
Sacap Registered : PrSArch1

COUNCIL SUBMISSION