



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17320(TP743/2024)

Our File Reference Number: Erf 1436, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 1436, FRANSCHHOEK

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 1436, Franschhoek for:
 - a. Departure in terms of Section 15(2)(b) of the bylaw to relax the common building line from 1m to 0m for the additions to the existing dwelling house.

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:
 - i. The approval only applies to the proposed departure 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.
 - ii. The development and building plans be generally in accordance with the site plan/floor layout plans as referenced in Drawing No. 001 to 007, Drawn By: Karien de Villiers, dated: July 2022, and attached as **Annexure B**.
 - iii. 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.

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

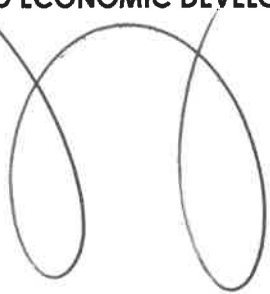
- a. The encroachment of the building lines does not undermine the character of the area due to the use and the small scale thereof.
 - b. The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment and the primary use of the property will remain residential.
3. 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.
4. 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.
5. **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**
6. 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.
7. 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.
8. 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.

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



27/11/2024
DATE

NOTES:

Erf size = 345 sqm
 Ext building incl Slope = 66,52 sqm
 Ext building incl Slope = 79,18 sqm
 Ext Coverage = 23%
 Extension Footprint (Ground Floor Area) = 31,78 sqm
 Allie Storeroom (incl staircase) = 9,8 sqm
 New Total Footprint incl Slope = 111 sqm
 New Coverage = 32%

Erf 1437

8 pairs Gos rent

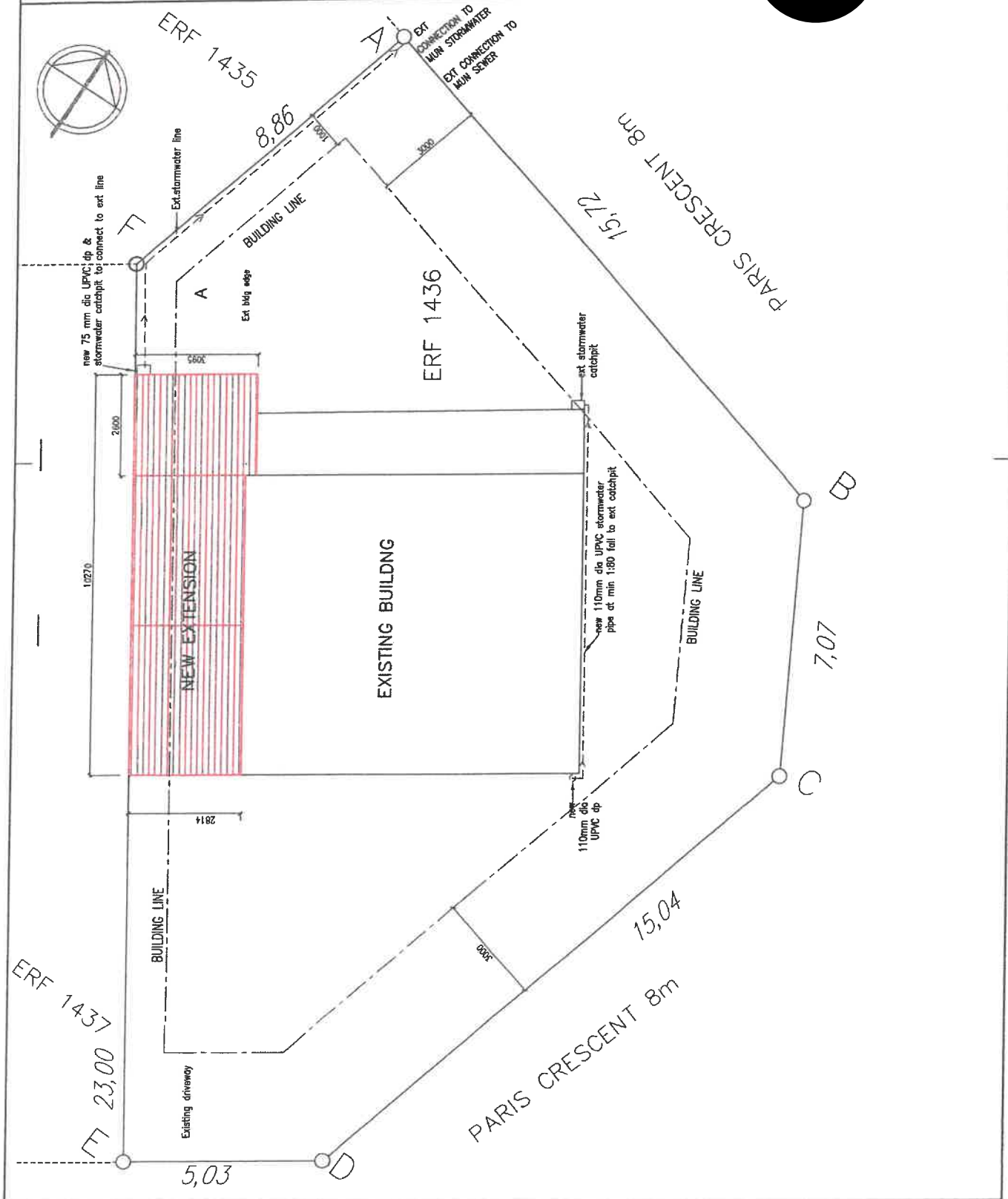
SCALED DIMENSIONS INVALID / CHECK LEVELS ON SITE

Client Signature: *K. K. K.* Date: 18-05-2024

DWELLING, ERF 1436, FRANSCHHOEK

SITE PLAN & STORMWATER PLAN

SCALE	REV	DATE
1:100	B	JULY 2022
PROJECT NO.	DWG NO.	SACAP REG NO:
2000/006	001	5923



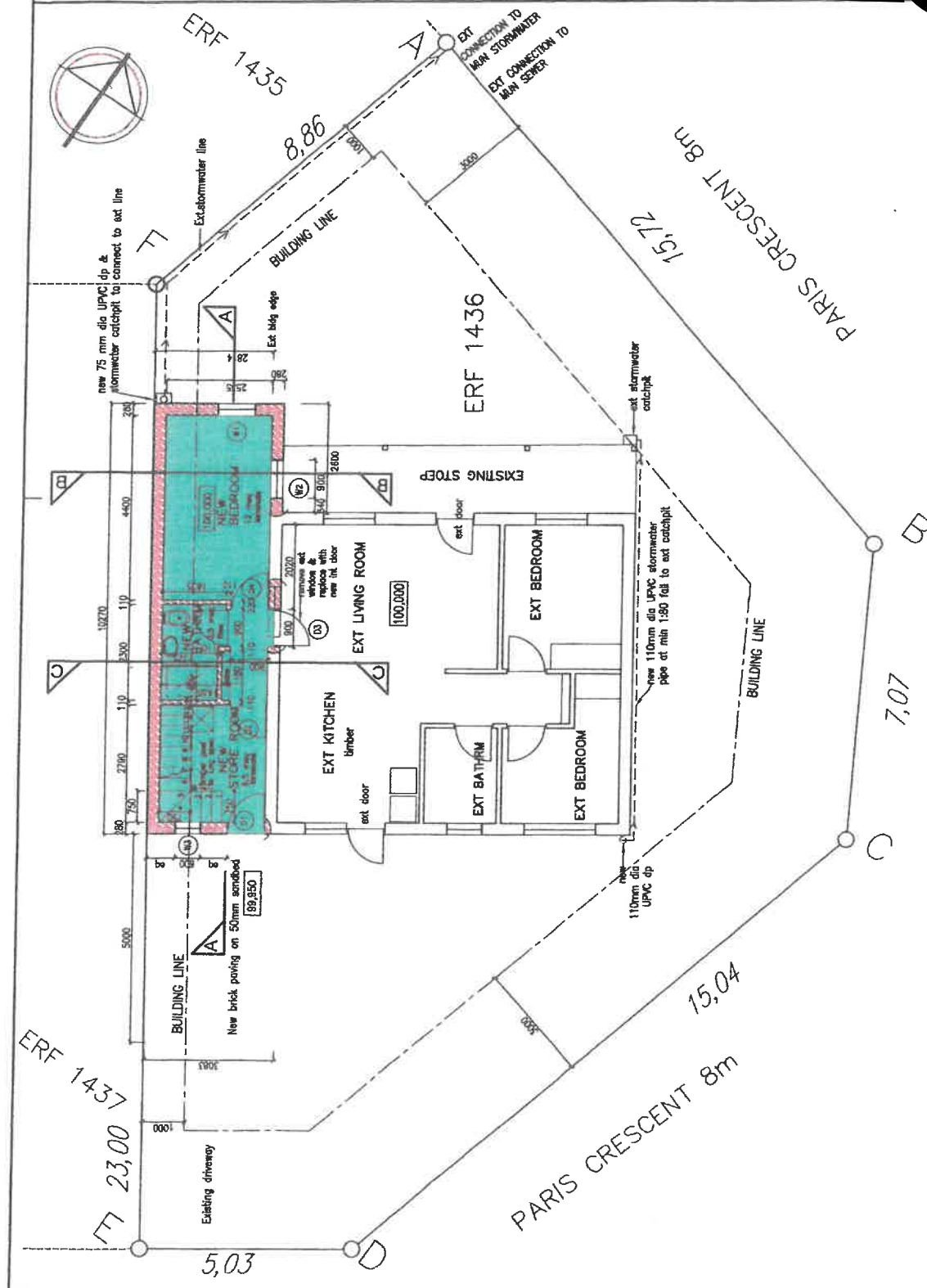
NOTES

Erf size = 346 sqm
 Ext building excl stoep = 66,52 sqm
 Ext building incl stoep = 78,18 sqm
 Ext Coverage = 23%

Extension Footprint (Ground Floor Area) = 31,78 sqm
 Attic Storeroom (excl staircase) = 9,8 sqm
 New Total Footprint incl stoep = 111 sqm
 New Coverage = 32%

SCALED DIMENSIONS INVALID / CHECK LEVELS ON SITE
 Client Signature: *Kyle Miller* Dated: 18-05-2024

SCALE	REV	DATE
1:100	B	JULY 2022
PROJECT NO.	DWG NO.	SACAP REG NO.
2000/006	002	5923



flow
C. Law

NOTES:

Erf size = 345 sqm
 Ext building excl Stoop = 66,52 sqm
 Ext building incl Stoop = 79,19 sqm
 Ext Coverage = 23%
 Extension Footprint (Ground Floor Area) = 31,76 sqm
 Attic Storeroom (excl staircase) = 9,8 sqm
 New Total Footprint incl Stoop = 111 sqm
 New Coverage = 32%
DRAINAGE NOTES:
 New Bathroom mechanically ventilated with min extraction rate of 25 litre/sec
 Intermittent extraction connected to light switch
 Drainage line ventilated at highest point with 100mm dia vent pipe
 Substack & ventilation pipe inside cavity wall
 100mm dia UPVC drainage pipes to min fall of 1:80 encased in 100mm concrete and sleeved where below floor slab
 Drainage system to comply with SANS 10400 part P of the National Building Regulations

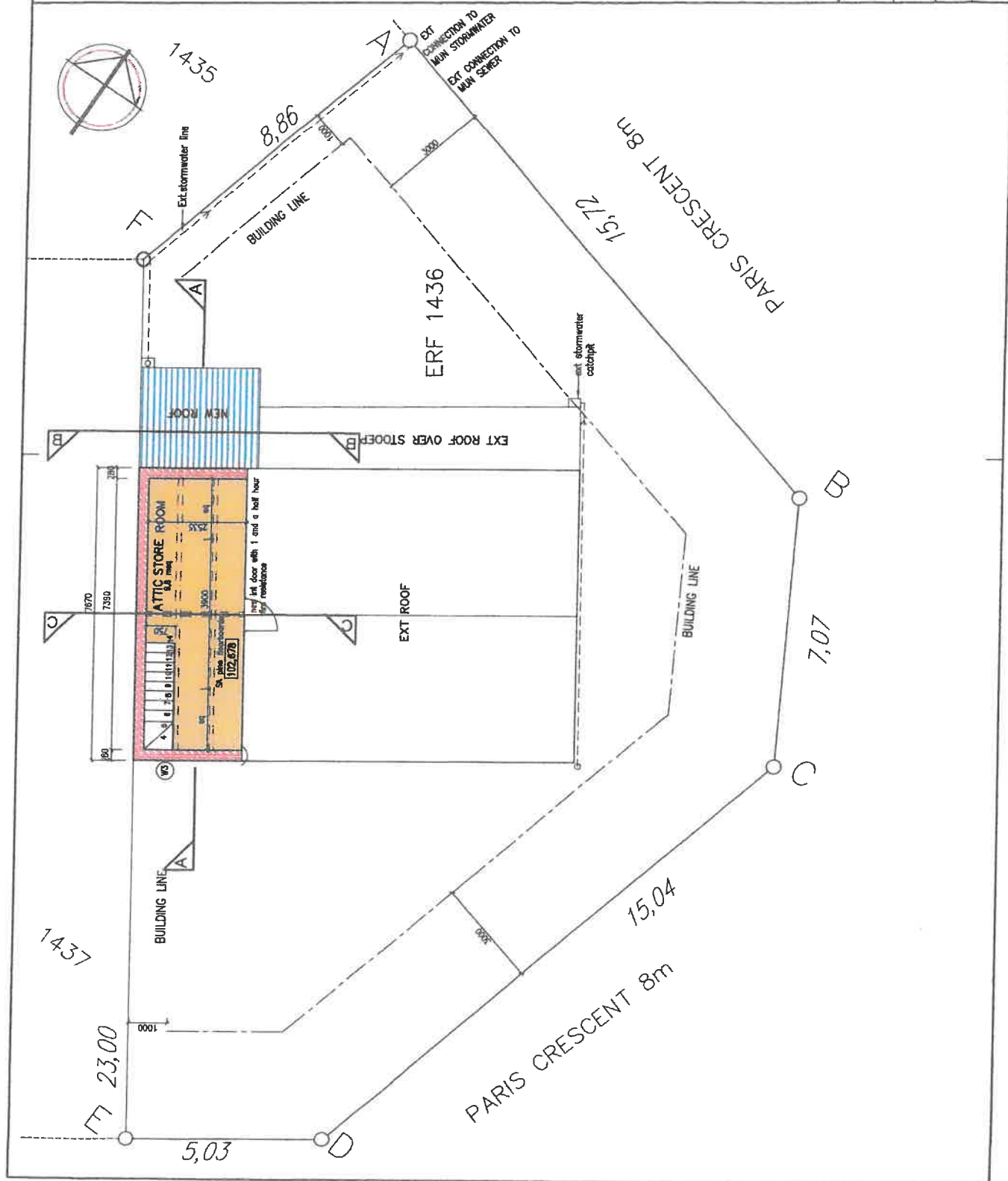
SCALED DIMENSIONS INVALID / CHECK LEVELS ON SITE
 Client Signature:  Date: 18-05-2024

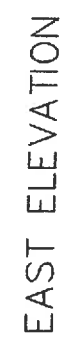


1:500 scale drawing

PROJECT NO.		DATE	
2000/006		JULY 2022	
REV		DWG NO.	
B		004	
SCALE		SACAP REG NO:	
1:100		5923	

DRAWING
ATTIC SPACE FLOOR PLAN
 ALTERATIONS TO EXISTING
 DWELLING, ERF 1436, FRANSCHHOEK





Client Signature: _____ Date: 8-05-2024

PROJECT		ALTERATIONS TO EXISTING DWELLING, ERF 1436, FRANSCHHOEK	
DRAWING		ELEVATIONS	
SCALE	REV	DATE	
1:100	B	JULY 2022	
PROJECT NO.		DWG NO.	SACAP REG NO:
2000/006		005	5923

How

Now

NOTES:

- FOUNDATION SIZES AS INDICATED, WITH MIN. STRENGTH OF 15 MPa. REFER TO ENGINEER'S SPEC WHICH WILL TAKE PRECEDENCE OVER ARCHITECT'S DRAWING.
- FOUNDATIONS OF 110mm INTERNAL WALLS TO BE FORMED BY THICKENING OF CONCRETE SURFACE BED.
- 280mm CAVITY WALLS BUILT WITH 220x110x75mm CLAY BRICKS. CAVITY TIES AS PER SABS 28, STAGGERED HORIZONTALLY AT 900mm C/C AND VERTICALLY AT 450mm C/C.
- ONE COAT 15mm CEMENT PLASTER (1:5) TO ALL WALLS, FINISHED SMOOTHLY & PAINTED TO LATER SPEC.
- STEPPED 375 MICRON EMBOSSED DPC TO BE LAID OVER FULL LENGTH OF CAVITY WALLS AT FLOOR SLAB LEVEL AND LAPPED WITH 250 MICRON DPM UNDERNEATH SURFACE BEDS TO FORM AN UNBROKEN LAYER. PROMOTE 375 MICRON VERTICAL DPC AROUND ALL EXTERIOR WINDOW & DOOR FRAMES.
- 75mm PRECAST CONCRETE LINTOLS ABOVE ALL WINDOW & DOOR OPENINGS
- 150x30mm CEMENT PLASTER BANDS AROUND OPENINGS WITH PLASTERED GILLS AT 15deg SLOPE TO MATCH EXT.

CEILING FOR ROOF A & B:

6mm EVERITE NUTEC standard plain cement ceiling boards fixed between exposed, planed & smoothed rafters become complete with a white H-profile PVC joining strips, timber quadrants & 75mm Nu-Bois plain cornice.

Supporting 38 x 38mm SA pine batten to run between purlins to ensure max 800mm CCS support. Installation & cross-bracing as per Manufacturer's spec.

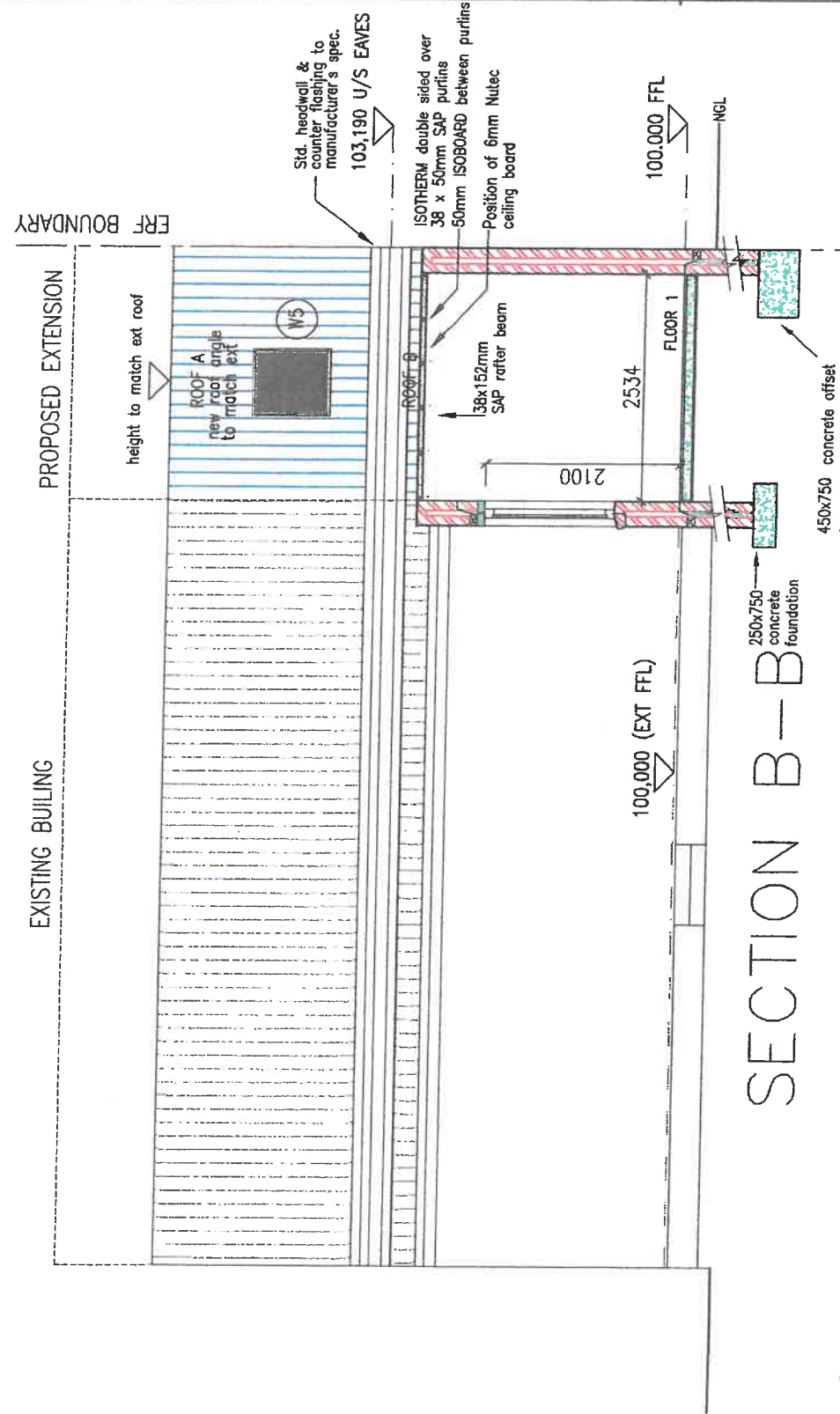
Client Signature: *Xs* Date: 18-05-2024

PROJECT: **ALTERATIONS TO EXISTING DWELLING, ERF 1436, FRANSCHHOEK**

DRAWING: **SECTION B-B**

SCALE	REV	DATE
1:50	B	JULY 2022

PROJECT NO. **2000/006** DWG NO. **007** SACAP REG NO. **5923**



FLOOR 1:
Floor finish on 25mm screed on 100mm concrete slab on 375 micron D.P.C. on 50mm clean compacted sand on well compacted fill in layers of 150 max. to 95% MOD.AASH-TQ.

ROOF B:
0.6mm YOUNGMAN corrugated galv steel S-profile roof sheeting, with double overlap, painted with metal primer & top coat to match ext incl. all std edge & eaves cappings. Double sided ISOOTHERM insulating foil below roof sheets on 38 x 50mm SAP purlins at max 600mm CCS on 38 x 152mm SAP rafter beams at max 1.2m CCS with 76 x 150mm end and middle supporting SA pine beams running perpendicular, in the same plane. 50mm ISOBOARD between purlins. 38 x 114 treated SA pine wall plate tied down into brickwork

NOTE: FOUNDATION NOT TO EXCEED ERF BOUNDARY !