STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17122 (TP728/2024)
Our File Reference Number: Erf 1612, 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 DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: ERF 1612, FRANSCHHOEK

1. The above application refers.

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

2.1 That the application for a Departure on Erf 1612, Franschhoek in terms of Section 15(2)(b) of the Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023) in order to relax the common building lines adjacent to Erf 1611 and 149, Franschhoek from 4.5m to 1m on ground (Business and staircase) and first floor level (extension to approved guest bedroom).

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:

2.2.1 The approval only applies to the proposed departures 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.

2.2.2 The development must be undertaken generally in accordance with the site plan as referenced {SDP Drawing, drawing 2221 (SDP-01) dated 06/05/2024 and building plans as referenced {drawing 2221 (M01 to M06) dated 08-04-2024 and 02-05-2024}, drawn by Juan Pretorius Architecture}, attached as **Annexure B**.

2.2.3 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.

2.2.4 Building plans must be generally in accordance with the site plan as referenced {SDP Drawing, drawing 2221 (SDP-01) dated 06/05/2024 and building plans as referenced {drawing 2221 (M01 to M06) dated 08-04-2024 and 02-05-2024}, drawn by Juan Pretorius Architecture}, attached as **Annexure B.**

2.3 The reasons for the above decision are as follows:

2.3.1 The proposed land use is in line with the property and surrounding properties business land use rights along Huguenot Street and access to parking is obtained from an approved access point.

2.3.2 The proposed development would not negatively affect the aesthetic appearance of the structure, property or surrounding environment and the shortfall of one parking bay would not be detrimental to the parking arrangements in Franschhoek.

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 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. The following prescribed information is accordingly required:

4.1 The personal particulars of the Appellant, including:

a) First names and surname
b) ID number
c) Company of Legal person's name (if applicable)
d) Physical Address
e) Contact details, including a Cell number and E-Mail address

5. Reference to this correspondence and the relevant property details on which the appeal is submitted.

5.1 The grounds of the appeal which may include the following grounds:

a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)

b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

5.2 Whether the appeal is lodged against the whole decision or a part of the decision.

5.3 If the appeal is lodged against a part of the decision, a description of the part.

5.4 If the appeal is lodged against a condition of approval, a description of the condition.

5.5 The factual or legal findings that the appellant relies on.

5.6 The relief sought by the appellant.

5.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

5.8 That the appeal includes the following declaration by the Appellant:

a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

b) That the Appellant is aware that it is and offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

6. 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

7. 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.

8. The 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

9. 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.

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

11. 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 26/6/2024

Annexure B

Site Plan / Building Plans

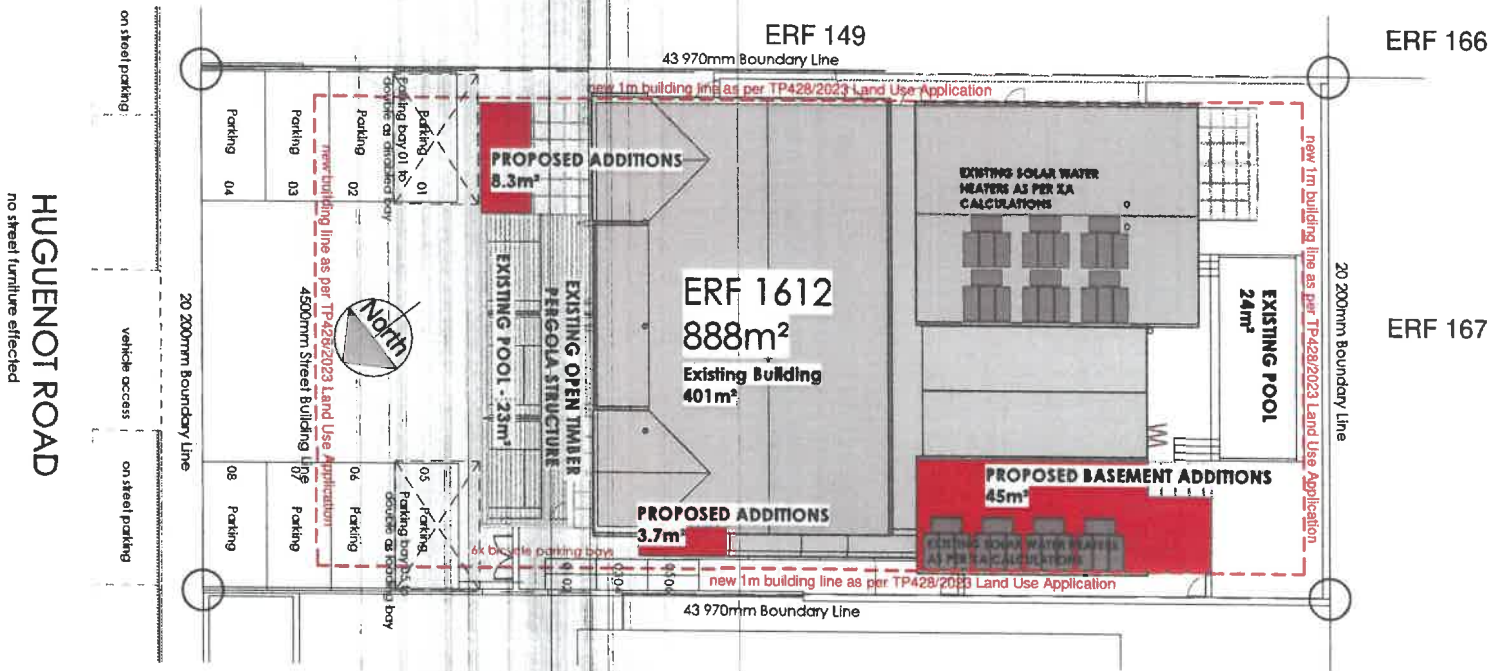
Site Development Plan

Construction Notes

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements.
These architectural drawings to be read in conjunction with engineers and consultants drawings where applicable. All building work to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All tile layouts to be confirmed with architect prior to commencement of tiling. Any discrepancies must be clarified by the architect prior to commencement of work.

Revision

Number	Description	Date



9 full parking bays as required:
6 x full motor vehicle parking bays
8 x motorcycle parking bays (equals 2 x MV Parking bays)
6 x bicycle parking bays (equals 1 x MV Parking bay)
Total Parking Bays Provided = 9

JP JUAN PRETORIUS ARCHITECTURE and interior design

[redacted]

Project
Le Petit Manoir – Franschoek

Erf 1612
Allotment Franschoek

Client
Le Petit Manoir

Drawing Reference
2221

Drawing name
SDP Drawing

Scale 1 : 200
Page Size A3

Date
2024-05-06

Revision

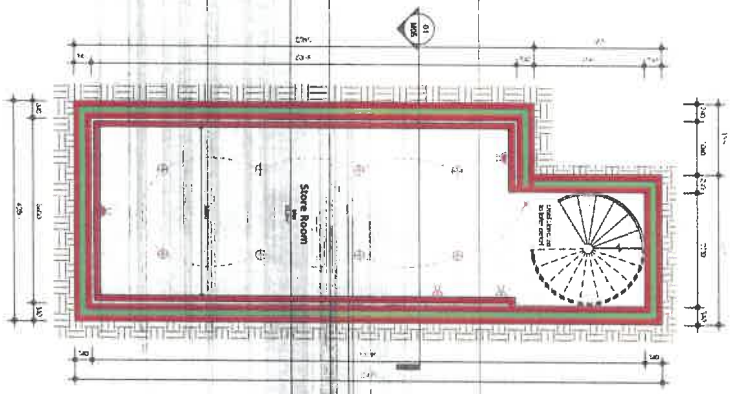
SDP-01

2024/05/06 11:39:44

Municipal Usage

Basement Level

1 : 50



ALL TIMBER TO BE TREATED AGAINST TERMITE AND WOOD BORER ATTACK & FUNGAL DECAY IN ACCORDANCE WITH SABS 1080.
THE CONTRACTOR IS ABLE TO INFORM THE LOCAL AUTHORITY'S BUILDING INSPECTORS AND THE STRUCTURAL ENGINEER OF INTENDED DATE FOR INSPECTING THE FOUNDATION EXCAVATIONS
ALL REINFORCED CONCRETE AND STRUCTURAL STEEL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
ALL LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK
REFER TO ALL CIVIL ENGINEER DRAWINGS FOR STORMWATER DESIGN AND MANHOLE POSITIONS. SEWER DESIGN AND MANHOLE POSITIONS TO BE APPROVED PRIOR TO WATER SUPPLY. FIRE WATER SUPPLY

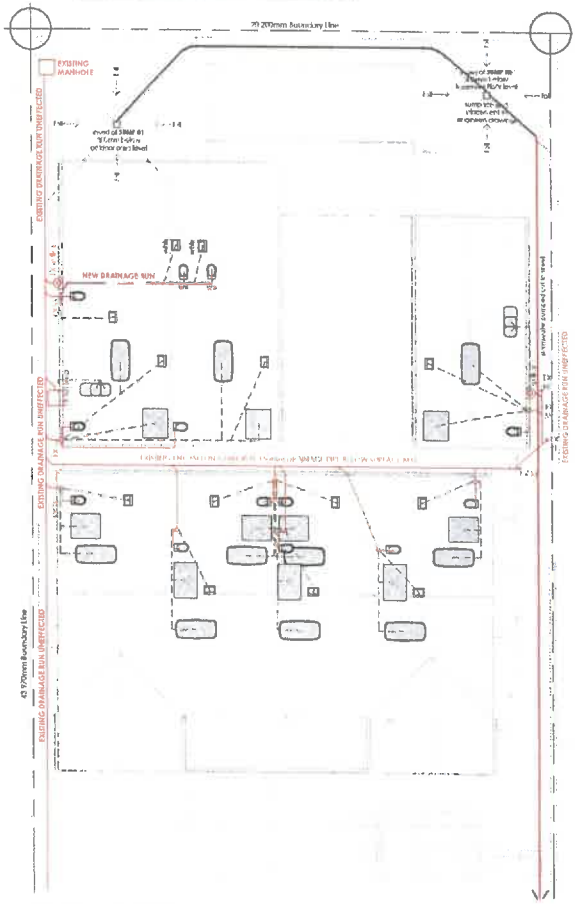
1	No construction on drainage servitude (not less than 1.5m on to centre line).
2	No trimming work shall be allowed on the boundary.
3	All building materials, etc. on site must be kept neat and tidy.
4	All existing services shall be protected during the execution of the work. Any damage to be made good at the Contractor's own expense.
5	Any trees to be removed shall be felled in such a manner as to cause no damage to property or to any trees to be retained.
6	Street kerbing not affected.
7	All electrical and plumbing work to be executed by registered tradesmen.
8	All new work to comply with the relevant SABS CODE OF PRACTICE and REGULATIONS.
9	All new work to comply with the relevant SABS CODE OF PRACTICE and REGULATIONS.
10	All new work to comply with the relevant SABS CODE OF PRACTICE and REGULATIONS.

GENERAL DRAINAGE NOTES:

1. All drainage and plumbing to be executed by registered tradesmen.
2. Provide 1.5 inspection eyes in all branch drains and junctions in drain pipes which have not been provided with rodding eyes.
3. Provide 1.5 rodding eyes to all manholes at ground level.
4. Provide 40mm dia. relief holes to all waste fittings.
5. 110mm diam. uPVC pipes used with all waste fittings.
6. Where the waste pipe is less than 1.5m from the manhole an underground trap to be provided.
7. Jam head fittings not to be used.

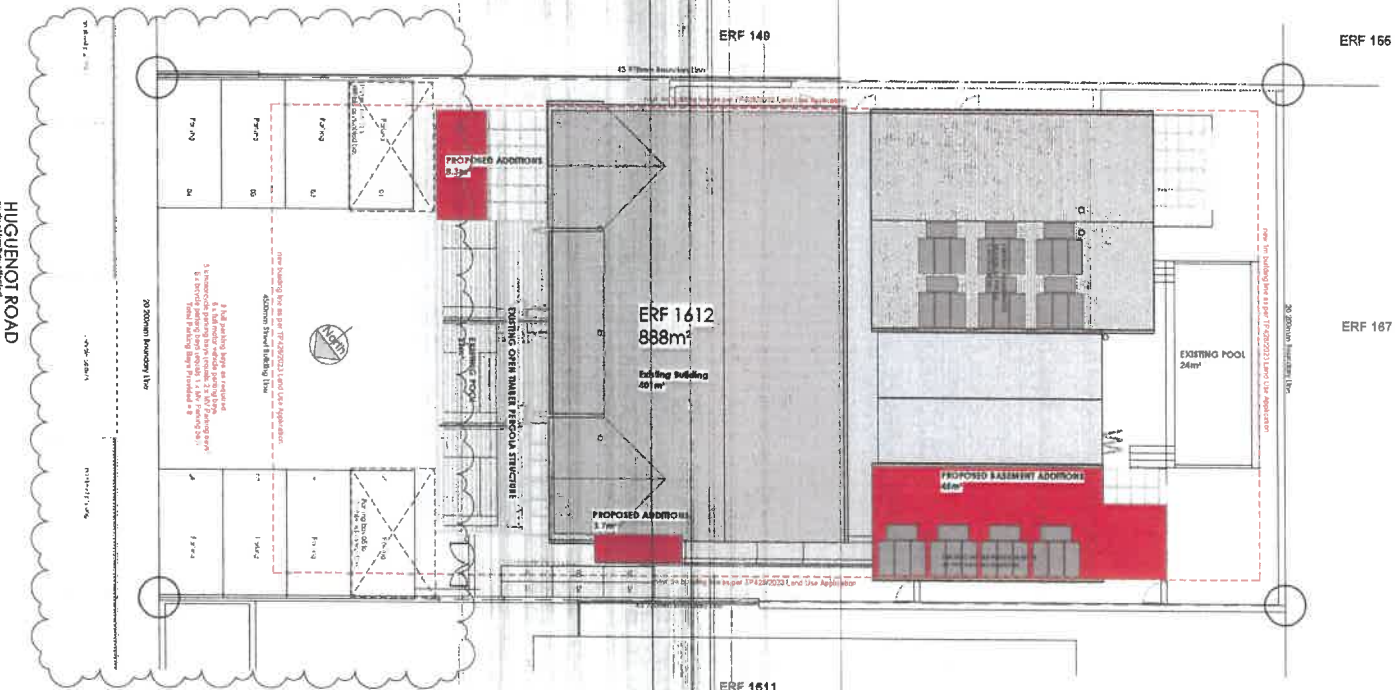
Waste pipes:

basins	40mm dia
sinks	40mm dia
showers	40mm dia
soil pipes	110mm dia
rainwater pipes	150mm dia



Drainage Plan

1 : 100



Construction Notes

Le Petit Manoir
Restaurant • Deli • Guesthouse
Franschhoek

Revision

Number	Description
	Emergency Lighting added on Ground Floor Plan, Planning Heads approval

Municipal Information

	Allowed/Required	
Zoning		m²
Area of Erf	880	m²
Existing Coverage	277	m²
Additional Coverage	324	m²
Total Coverage	601	m²
Coverage Percentage	45	%
Existing Floor Area	450	m²
Additional Floor Area	227	m²
Total Floor Area	677	m²
Additional Deck Area		m²
Total Deck Area		m²
Total Pool Area	47	m²
Garages		
Bathrooms		
Boundary Walls		
Age of Building		

JUAN PRETORIUS ARCHITECTURE

[redacted]

Project
Le Petit Manoir – Franschoek

Allotment
Franschoek

Signatures
Architect: Juan Pretorius

Municipal Drawings

Drawing name
Site Plan

Date
2024-05-02

Scale
As indicated

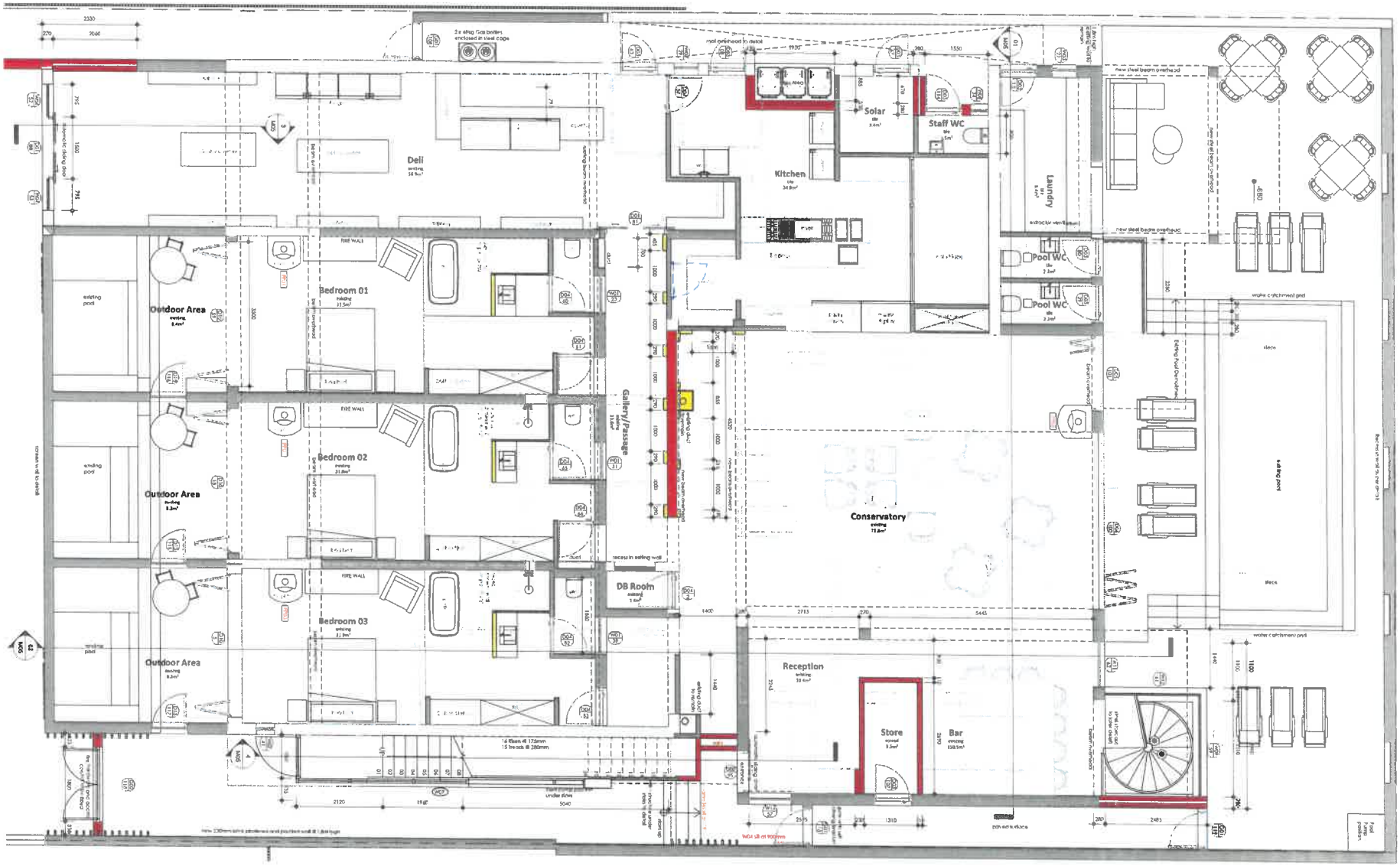
Drawing Reference
2221

Revision
08

Page Size
A1

M01

2024/05/02 17:10:15



Municipal Drawings

Le Petit Manoir
Restaurant • Deli • Guesthouse
Franschhoek

Revision

No.	Description	Date

Municipal Information

Zoning	Mixed Use Zone	Total Deck Area	-- m²
Area of Erf	682 m²	Total Pool Area	47 m²
Existing Coverage	277 m²	Garages	-- Bathrooms --
Additional Coverage	124 m²	Boundary Walls	-- Age of Building --
Total Coverage	401 m²		
Coverage Percentage	45 %		
Existing Floor Area	452 m²		
Additional Floor Area	227 m²		
Total Floor Area	679 m²		

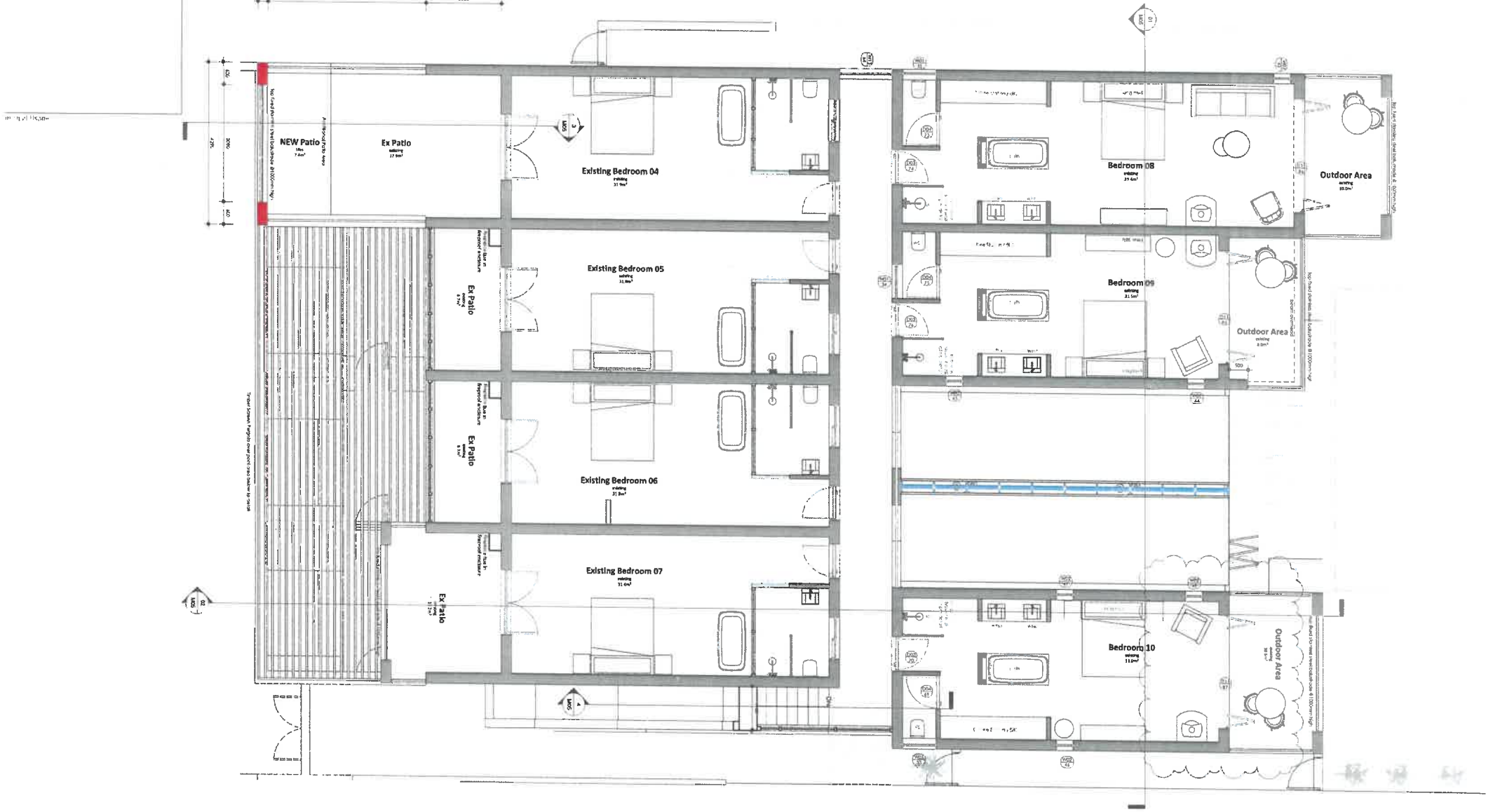
JP JUAN PRETORIUS ARCHITECTURE and interior design

[redacted]

Project
Le Petit Manoir – Franschoek
Erf — Allotment
1612 — Franschoek
Client
Le Petit Manoir
Signatures
J Pretorius

Drawing name
Ground Floor Plan
Date — Scale
2024-04-08 — 1:50
Drawing Reference
2221
Revision — Page Size
A1

M02



Revision

Number	Description	Date
01	Wall added at gallery area, External gates added, Bin area added, Staff WC changed, Fireplace moved, Electrical added in gallery area	2024-05-24

Municipal Information

Zoning	Mixed Use Zone	Total Deck Area	-- m²
Area of Erf	882 m²	Total Pool Area	47 m²
Existing Coverage	277 m²	Garages --	Bathrooms --
Additional Coverage	124 m²	Boundary Walls --	Age of Building --
Total Coverage	401 m²		
Coverage Percentage	45%		
Existing Floor Area	452 m²		
Additional Floor Area	227 m²		
Total Floor Area	679 m²		

Le Petit Manoir
Restaurant • Deli • Guesthouse
Franschhoek

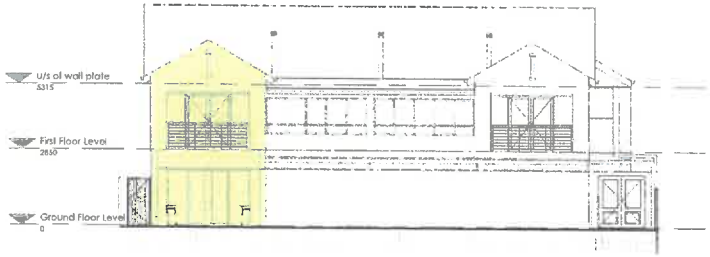
JP JUAN PRETORIUS ARCHITECTURE
and interior design

[redacted]

Project
Le Petit Manoir – Franschoek
Erf 1612 Allotment Franschoek
Client
Le Petit Manoir
Signatures J Pretorius

Municipal Drawings

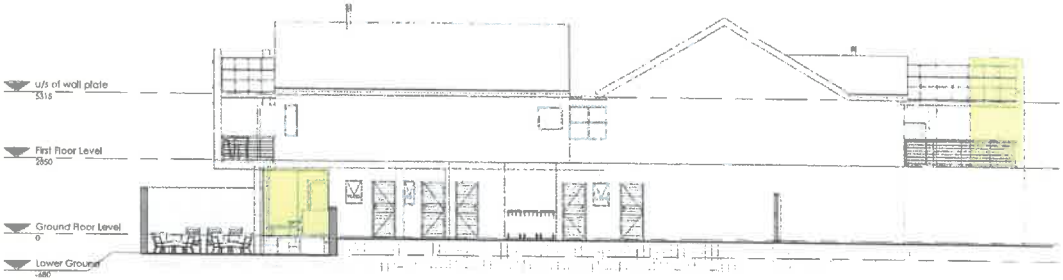
Drawing name
First Floor Plan
Date 2024-04-08 Scale 1:50
Drawing Reference 2221
Revision 01 Page Size A1
M03



North Elevation
1 : 100

West Elevation
1 : 100

South Elevation
1 : 100



East Elevation
1 : 100

XA Calculations

GROUND FLOOR
XA Calculations not applicable as total glazing area is less than 20%

Total Ground Floor Area = 373m²
Total Glazing Area = 70m²

70 / 373 x 100 = 18.7%

FIRST FLOOR
XA Calculations not applicable as total glazing area is less than 20%

Total First Floor Area = 237.2m²
Total Glazing Area = 43.4m²

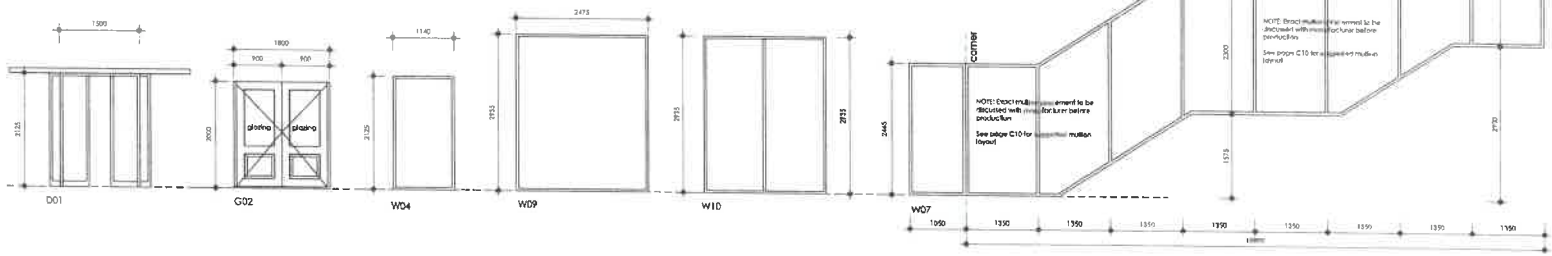
43.4 / 237.2 x 100 = 18%

Window Schedule

Type Mark	Count	Description	Height	Width	Window Glazing
WD4	1	Powder Coated Charcoal Aluminium Frame	2125	795	As per XA Calculations
WD7	1	Powder Coated Charcoal Aluminium Frame	2445	1350	As per XA Calculations
WD9	1	Powder Coated Charcoal Aluminium Frame	2550	2473	As per XA Calculations
WD10	1	Powder Coated Charcoal Aluminium Frame	2550	2430	As per XA Calculations

Door Schedule

Type Mark	Count	Description	Height	Width	Glazing
D01	1	Bifolded Aluminium Framed Sliding Doors	2125	1500	As XA Calculations
D02	1	Aluminium Stalford Plate - As per manufacture	2000	1800	n/a



Revision

Number	Description	Date

Municipal Information

Zoning	Mixed Use Zone	Total Deck Area	-- m²
Area of Erf	882 m²	Total Pool Area	47 m²
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Additional Coverage	124 m²	Boundary Walls --	Age of Building --
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Total Floor Area	679 m²		

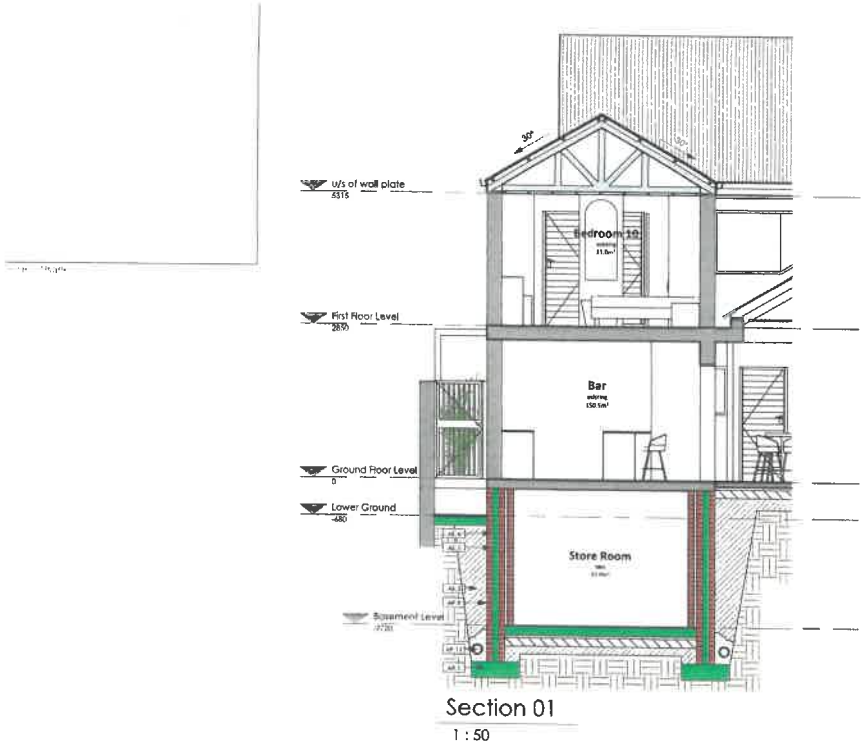
Le Petit Manoir
Restaurant • Deli • Guesthouse
Franschhoek

JUAN PRETORIUS ARCHITECTURE
and interior design
[redacted]

Project
Le Petit Manoir – Franschoek
Erf
1612
Allotment
Franschoek
Client
Petit Manoir
Signatures
J Pretorius

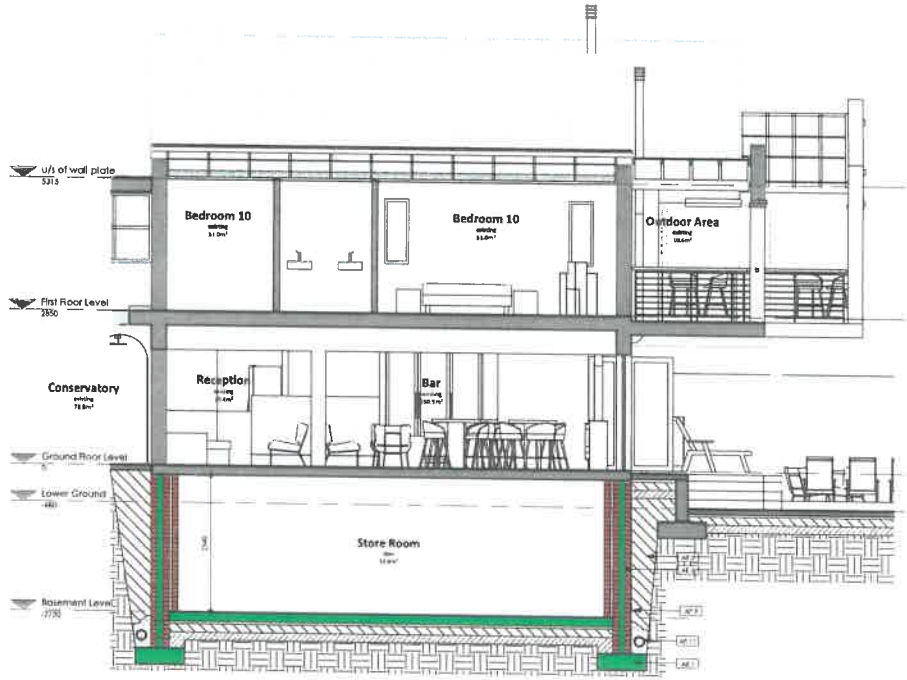
Municipal Drawings

Drawing name
Elevations & Schedules
Date
2024-04-08
Scale
As indicated
Drawing Reference
2221
Revision
Page Size
A1
M04



Section 01

1 : 50



Section 02

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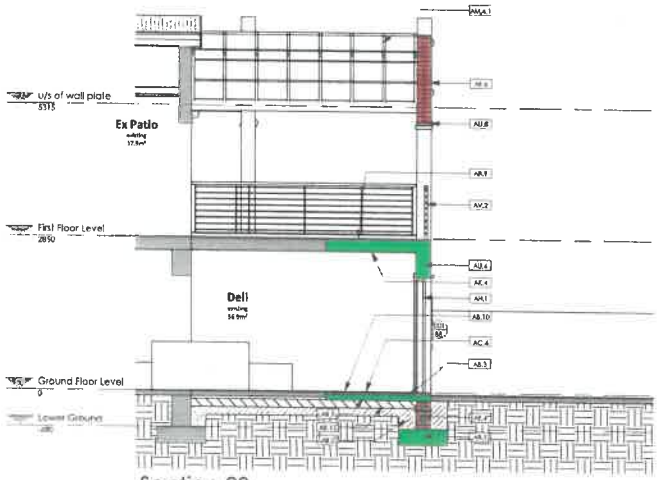
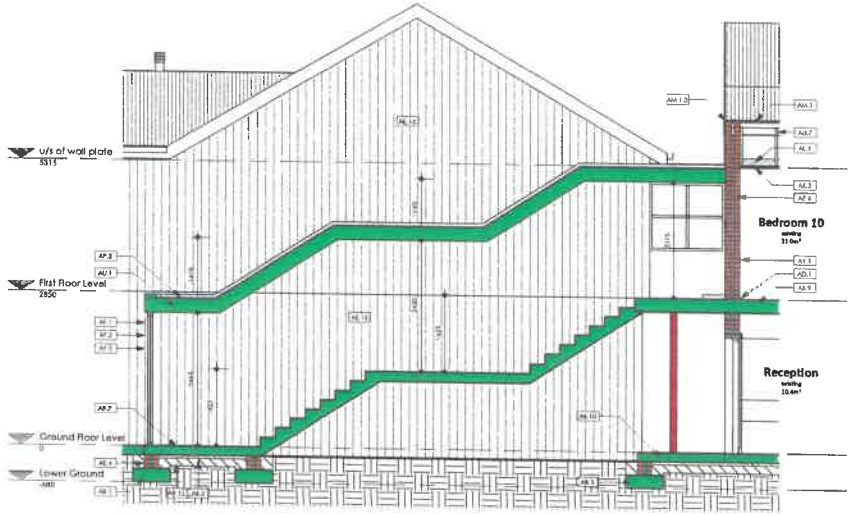


Section 03

1 : 50

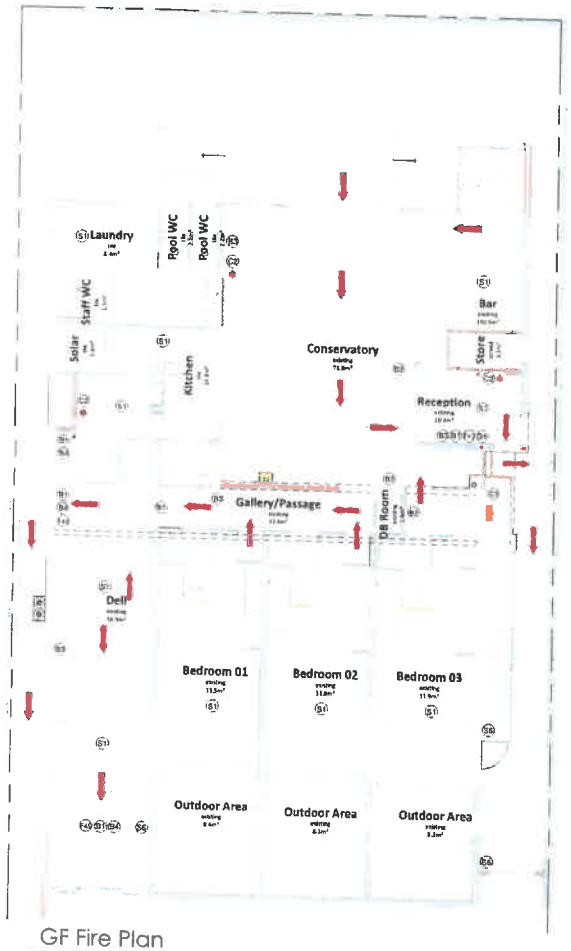


Section 05

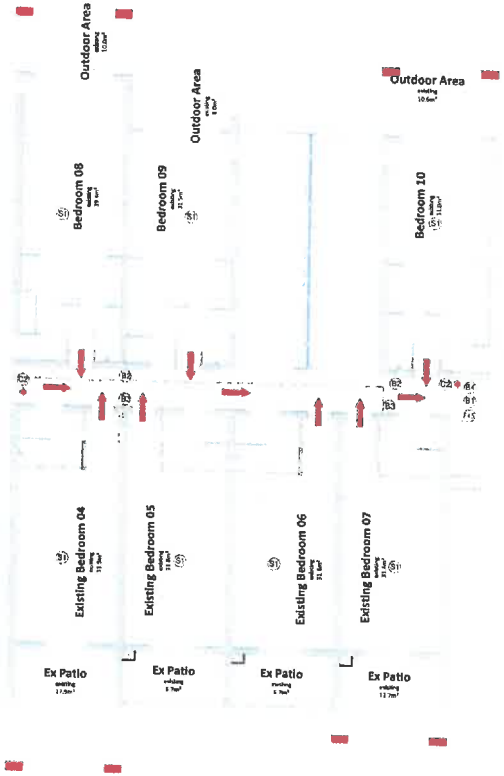
1 : 50

Key Value	Keynote Text
AB.1	Reinforced concrete footings, ground beams and column bases as per Structural Engineer's foundation plan and specification. Typically min. 25 x 30mm dia. ring layer on 75 dia. structural concrete.
AB.2	Check ground conditions before commencing with the foundation excavation. Excavation to be checked and suitability verified by the Structural Engineer prior to laying brick work. The Contractor is liable to inform the Local Authority building inspectors and the principal agent of intended dates for inspecting the foundations and structural
AB.3	Reinforced concrete surface bed and raft foundations design as per Structural Engineer's design. Refer to Structural Engineer's drawings and specifications.
AB.5	Solid 3m layer work as per Structural Engineer's drawings and specialist plans.
AB.7	90mm thick lay-on skirt, as per builder's specification.
AB.9	Selected, 3.5mm finish as per Architect's specifications on 20mm screed layer on 250mm thick reinforced concrete floor and finish as Structural Engineer's specification - see Sect 4b.
AB.10	Selected, 3mm finish as per Architect's specifications on 30mm screed layer on 100mm thick Cream Portland Cement 32.5N/mm² concrete mix 50 thickness cement thickness - and grouted into concrete base 150mm thick compacted, 15 to 95% mod Aashto density at a minimum of 97% mod and max 3% 93% Mod Aashto
AB.12	Fill material: Selected fill material to Structural Engineers specifications and details, well compacted and free of organic matter.
AC.4	All outdoor spaces, finished as indicated, to slope away from door thresholds.
AD.1	Paving (timber): CCA SABS Treated Pine, Victorian, Skirting: Painted with one coat of MIDAS PRIMERITE wood primer and two coats of MIDAS SATINGLOSS universal paint. Architraves: Painted with two coats of MIDAS ENAMELITE water based satin gloss enamel. Skirting fixed to wall with ALUCOBOND SUSTINAT BOARD ADHESIVE or equal approved glue. Any timber above 4.5mm maximum drying time between coats. Exact system as specified, including the manufacturers specific PRIMERS, one to be UV, 2 or equally approved
AE.4	Walls: Cavity Walls (in addition to all walls) to be reinforcement or lintels over 1.2m, or every 2m if more. Engineer to verify additional structural reinforcement requirements.
AE.5	All ALL 140 cavity filled concrete walls in mortar of brick, all bedded in 1:4:6 cement and in accordance with SANS 10249:2006 reinforced with bullhorn cavity ties bedded in cement mortar, 5 No per layer between. Spacing not to exceed 5 brick courses in height and more than 1m apart. Ties to be 200mm wide bed in type, bent down every

BL Fire Plan
1 : 100



GF Fire Plan
1 : 100



FF Fire Plan
1 : 100

WARNING / SYMBOLIC SAFETY SIGNS to be PHOTOLUMINESCENT on PVC

DIRECTION / FIRE ESCAPE

B1 450x900mm Silkscreen on PVC Sign to be fixed to wall
B2 450x900mm Silkscreen on PVC Sign to be fixed to wall
B3 450x900mm Silkscreen on PVC Sign to be fixed to wall
B4 180x340mm Silk screen on PVC Sign to be hanging from ceiling
B5 150x150mm Silkscreen on PVC Sign to be fixed to door
B6 150x340mm Silkscreen on PVC Sign to be fixed to wall

WARNING / SYMBOLIC SAFETY SIGNS to be PHOTOLUMINESCENT on PVC

INFORMATION FIRE FIGHTING

C1 200x900mm Silkscreen on PVC Sign to be fixed to wall at 2100mm from FFL
C2 200x600mm Silkscreen on PVC Sign to be fixed to wall at 2100mm from FFL

DOORS

D1 40mm Solid Hardcore Door fitted with self closing mechanism and mortice lock.

FIRE WATER PIPE SUPPLY

R Reducer
P1 Main Water Supply - Class 16 uPVC Pipe
P2 Water Supply Connection - Class 16 uPVC Pipe
P3 Water Supply Connection Above ground - Hot dipped Galvanized Pipe to comply with SANS 10 763

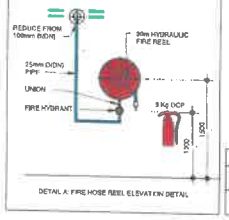
FIRE DETECTION / WARNING EQUIPMENT

S1 Fire Alarm Detector
S2 Sounder / Strobe
S3 Smoke Detector Repeater Panel with Plug point
S4 Break Glass Panel
S5 Slipcock (Shut-off Valve)
Firewall
S6 Emergency Door Release

WARNING / SYMBOLIC SAFETY SIGNS to be PHOTOLUMINESCENT on PVC

SIGNAGE

F25 450 x 450mm Silkscreen on PVC Sign to be fixed to wall
F26 450 x 450mm Silkscreen on PVC Sign to be fixed to wall
F27 450 x 450mm Silkscreen on PVC Sign to be fixed to wall
F33 450 x 450mm Silkscreen on PVC Sign to be fixed to wall
F45 FIRE EXIT KEEP CLEAR 150 x 450mm Silkscreen on PVC Sign to be fixed to wall



DETAIL A: FIRE HOSE REEL ELEVATION DETAIL

30m HYDRAULIC FIRE HOSE REEL
9Kg DRY CHEMICAL POWDER FIRE EXTINGUISHER

Revision | Description | Date

Le Petit Manoir
Restaurant • Deli • Guesthouse
Franschhoek
★★★★★

Municipal Information

Zoning		Total Deck Area	m²
Area of Erf	m²	Total Pool Area	m²
Existing Coverage	m²	Garages	
Additional Coverage	m²	Boundary Walls	
Total Coverage	m²		
Coverage Percentage			
Existing Floor Area	m²		
Additional Floor Area	m²		
Total Floor Area	m²		

Bathrooms
Age of Building

JP JUAN PRETORIUS ARCHITECTURE and interior design

[redacted]

Project: Le Petit Manoir – Franschoek
Erf: 1612 Allotment: Franschoek
Manoir
Signatures: J. Pretorius

Municipal Drawings

Drawing name: Fire Plan
Date: 2024-04-08
Scale: As indicated
Drawing Reference: 2221
Revision
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