



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16990 (TP698/2024)

Our File Reference Number: Erf 26, 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 CONSENT USE AND PERMANENT DEPARTURE: ERF 26, 5 ANGELIER STREET, WEMMERSHOEK

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 26, Wemmershoek for:

2.1.1 A consent Use in terms of Section 15(2)(o) of the said bylaw to exceed the threshold of additional use to allow for the construction of the proposed second dwelling unit.

2.1.2 A Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the following building lines:

- (i) The street building lines from 4m to 1.26m (adjacent to Erf 1615/3) to accommodate the proposed second dwelling unit on the property.
- (ii) The street building line from 4m to 0m for the extension of the existing garage up to the street boundary.

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 the said Bylaw:

2.2.1 The approval only applies to the proposed 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.

2.2.2 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.

2.2.3 Building plans 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.

2.2.4 Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. REVISION 4.4, Drawn by: Masterplan Projects Architecture, dated: , 15 November 2024 and attached as (Annexure B).

2.2.5 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

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

3.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

3.2 The proposal will not be detrimental to the existing streetscape, it will increase the value of properties within the surrounding area.

3.3 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.

4. **Matters to be noted:**

4.1 Building plans be submitted and approved by the Municipality before 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. 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 **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 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.

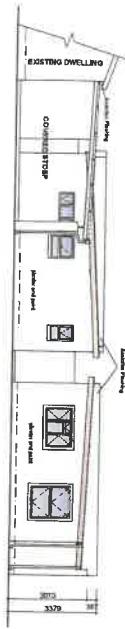
Yours faithfully

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FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/11/2024
DATE

MASTERPLAN PROJECTS ARCHITECTURE



WEST ELEVATION
1:100

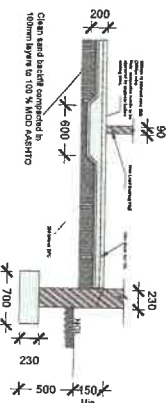
GLAZING
ALL GLAZING TO COMPLY WITH MINIMUM U-VALUE OF 1.0 W/M²K AND MINIMUM GLAZING AREA TO BE 25% OF FLOOR AREA.
ALL GLAZING TO BE LOW EMISSION (LOW-E) GLAZING.
ALL GLAZING TO BE TINTED TO MATCH THE BUILDING EXTERIOR FINISH.

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ALL GLAZING TO BE TINTED TO MATCH THE BUILDING EXTERIOR FINISH.

NOTES
1. ALL GLAZING TO COMPLY WITH MINIMUM U-VALUE OF 1.0 W/M²K AND MINIMUM GLAZING AREA TO BE 25% OF FLOOR AREA.
2. ALL GLAZING TO BE LOW EMISSION (LOW-E) GLAZING.
3. ALL GLAZING TO BE TINTED TO MATCH THE BUILDING EXTERIOR FINISH.

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. GLAZING	100	M ²	150	15000
2. GLAZING	50	M ²	150	7500
3. GLAZING	20	M ²	150	3000
4. GLAZING	10	M ²	150	1500
5. GLAZING	5	M ²	150	750
6. GLAZING	2	M ²	150	300
7. GLAZING	1	M ²	150	150
8. GLAZING	0.5	M ²	150	75
9. GLAZING	0.2	M ²	150	30
10. GLAZING	0.1	M ²	150	15

FOUNDATION DETAIL



ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. FOUNDATION	100	M ³	150	15000
2. FOUNDATION	50	M ³	150	7500
3. FOUNDATION	20	M ³	150	3000
4. FOUNDATION	10	M ³	150	1500
5. FOUNDATION	5	M ³	150	750
6. FOUNDATION	2	M ³	150	300
7. FOUNDATION	1	M ³	150	150
8. FOUNDATION	0.5	M ³	150	75
9. FOUNDATION	0.2	M ³	150	30
10. FOUNDATION	0.1	M ³	150	15

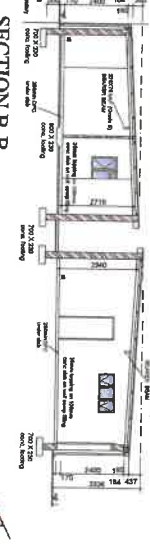
CONSTRUCTION NOTES

General Notes
1. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING REGULATIONS.
2. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
3. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS.

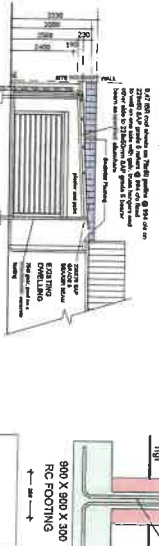
EAST ELEVATION
1:100

36.620m COMMON BOUNDARY

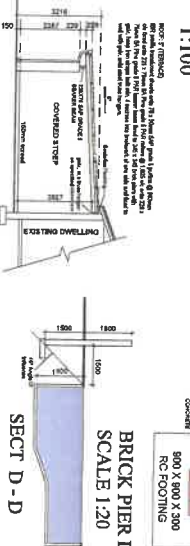
SOUTH ELEVATION
1:100



SECTION B-B
1:100



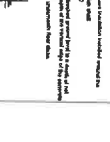
SECTION C-C (NORTH ELEV)
1:100



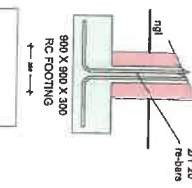
SECTION A-A
1:100



SECTION D-D
1:20



BRICK PIER DETAIL
SCALE 1:20



ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. BRICK PIER	100	M ³	150	15000
2. BRICK PIER	50	M ³	150	7500
3. BRICK PIER	20	M ³	150	3000
4. BRICK PIER	10	M ³	150	1500
5. BRICK PIER	5	M ³	150	750
6. BRICK PIER	2	M ³	150	300
7. BRICK PIER	1	M ³	150	150
8. BRICK PIER	0.5	M ³	150	75
9. BRICK PIER	0.2	M ³	150	30
10. BRICK PIER	0.1	M ³	150	15

CLIENT SIGNATURE

ARCHITECT SIGNATURE

Project: PROPOSED ADDITION & ALTERATIONS ON
ERE 20 ANGELIER STREET WEMMERSHOEK
FRANSCHHOEK

Donovan
15 NOV 2024
1:100
Scale: 1:100
Date: 15 NOV 2024
Drawing No: REVISION 4.4
Revision: 4.4
Drawing: DWG
Checked: PML

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1:100
Scale: 1:100
Date: 15 NOV 2024
Drawing No: REVISION 4.4
Revision: 4.4
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Drawing: DWG
Checked: PML

WATER RETENTION DIAGRAM



AIR INFILTRATION & LEAKAGE



WATER RETENTION DIAGRAM



AIR INFILTRATION & LEAKAGE

