STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17306 (TP750/2024)
Our File Reference Number: Erf 326, Franschhoek
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir/Madam

APPLICATION FOR DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: ERF 326, KRUGER STREET, 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) for departure in terms of Section 15(2)(b)of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 326, Franschhoek

2.1.1 To exceed the permissible coverage from 50% to 52%, to accommodate the proposed additions to the existing dwelling house on the property.

2.2 To relax the following building lines on the property:

2.2.1 The street building line (adjacent to Erf 886 & Erf 754) from 4 meters to 1.4m, 3.4m and 0m to accommodate the proposed patios and the garage respectively.

2.2.2 The common building line (adjacent to Erf 171) from 2.5 meters to 1.5 meters to accommodate the proposed structure, which includes a new bedroom with an ensuite bathroom that will be attached to the existing bedroom 3.

2.2.3 The street building line (adjacent to Erf 1504) from 4 meters to 1.5 meters to accommodate the proposed structure, which includes a new bedroom with an ensuite bathroom.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.3 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

2.3.1 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.

2.3.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced in Drawing No. 326/2024 Drawn by diverse design development planning and architecture, dated 16/05/2024 and attached as **Annexure B**.

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

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

4. 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.

5. 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.

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 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.

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

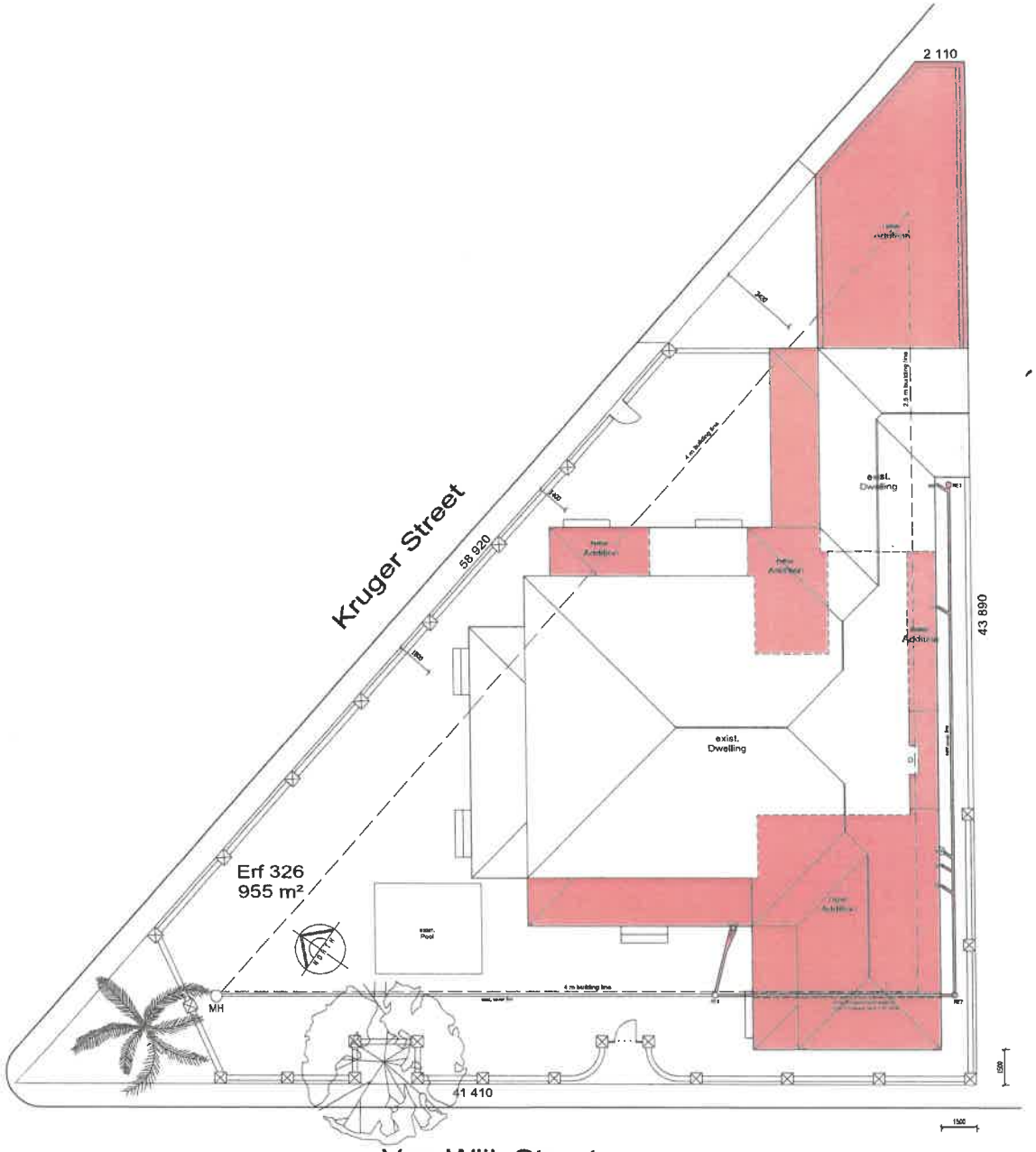
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

29/11/2024
DATE

ANNEXURE B:

SITE AND FLOOR LAYOUT PLAN

council approval



SITE PLAN

All measurements to be checked before any building work is commenced

Drawings not to be scaled

SPECIFICATIONS

WINDOWS: to be aluminium

All glazing to comply with requirements of SANS 10137 & SANS 10400 N - Access doors & side lights, Windows lower than 500 mm floor, windows lower than 1500 mm above pitch line of stairs and shop fronts or glazing in access of 1 m² to be safety glass (type of glass and glass thickness to adhere to tables 1 to 6 of SANS 10400 part N) and clearly indicated as such on plans at eve level.

Windows within 1,8 m from bath or shower suitable to be safety glazing

STAIRS: Risers - 200 mm max.
Treads - 250 mm min.

FLOOR: 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlay to slab (min. 250 micron)

Finished floor level of dwelling to be a min. of 220 mm above the back of roadway level (B.O.F.) at the sewer connection.

The garage floor level to be a min. of 150 mm above the B.O.F. at the driveway entrance.

No foundations to encroach any boundaries

LINTELS: All precast and in-situ lintels exceeding 900 mm to be laid in accordance with manufac. specs, with 4 layers of brickwork onlap

WALLS: to be plastered & painted

EXTERNAL: 270 mm brick wall with a 50 mm cavity with 4 wall ties per m² evenly spaced.
INTERNAL: 110 mm brick

exist. Dwelling: 241.0 m²
exist. Patio's: 34.5 m²

new Additions: 165.7 m²
new Patio's: 59.8 m²

Coverage: 500,8 m² (52%)

New additions to exist. dwelling of Me LE Haigh on erf 326 Kruger Street Franschhoek

project

owner

date	16/05/2024	plan no	326/2024
scale	1:100	floor plan, sections, elevations	
	1:100	site plan	sheet no 1/3

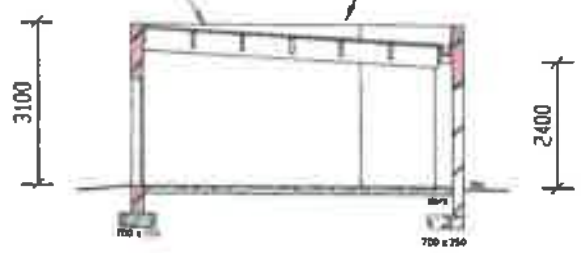
diverse design

[redacted]
SACAP reg no [redacted]

council approval

Single lenght longspan IBR sheeting @ 3° on Raden shield barrier on 70 x 207 laminated purlins/rafters @ 1000 mm c/c with one end wrapped in dpc and build into the wall. Other end bolted with teco brackets to a 106 x 396 beam. Woodgrade 5. Custom made aluminium boxed gutter to be fitted and waterproofed with torch on.

Parapet max. 500 mm from finish roof level.



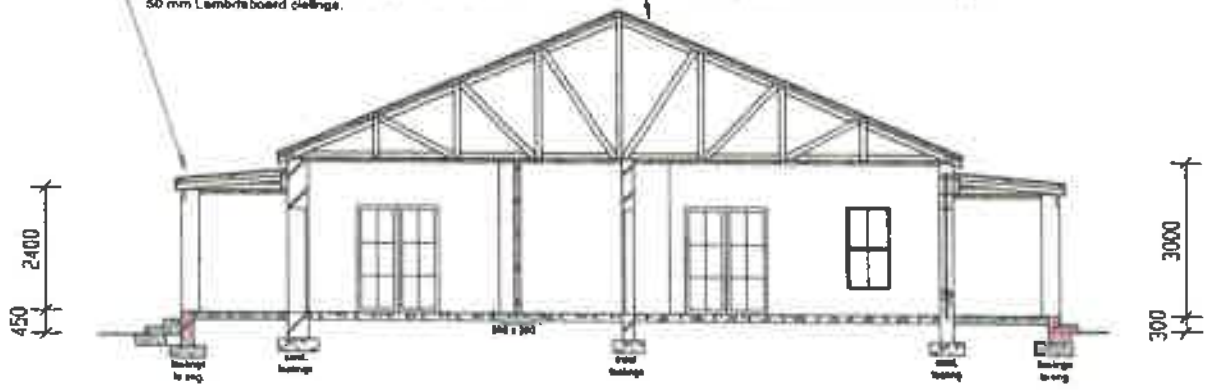
SECTION B-B

ROOF INSULATION

Raden Shield barrier: 1.89 kw/m²
50 mm Lambdaboard: 2.08 kw/m²
Total: 3.97 kw/m²

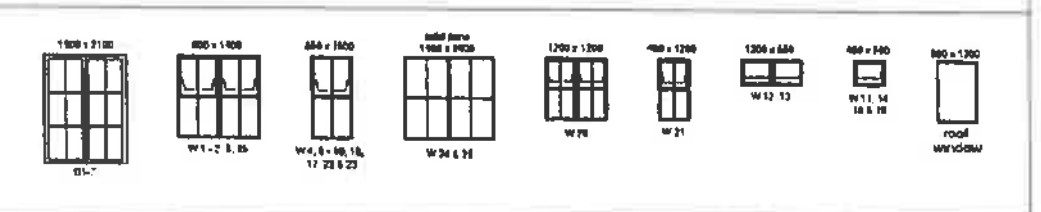
Charcoal color corrugated sheeting @ 5° on Raden shield barrier on 52 x 76 purlins @900 mm c/c on 38 x 114 rafters on 76 x 228 beam mounted on brick piers. 12 mm fibre cement facer with charcoal color seamless aluminium gutter and downpipes. 50 mm Lambdaboard ceilings.

Charcoal color corrugated sheeting @ 22.5° on Raden shield barrier on 52 x 76 purlins @900 mm c/c on 38 x 114 engineered trusses on 114 x 38 wall plate anchored with hoop irons which are 900 mm deep in the wall. 12 mm fibre cement facer with charcoal color seamless aluminium gutter and downpipes. 50 mm Lambdaboard ceilings to be fitted to achieve the min. R value of 3.7 kw/m².



SECTION A-A

Aluminium Door & Window Schedule





FLOOR PLAN

All measurements to be checked before any buildwork is commenced

Drawings not to be scaled

SPECIFICATIONS

WINDOWS to be aluminium

All glazing to comply with requirements of SANS 10137 & SANS 10400 N - Access doors & side lights, windows lower than 500 mm floor, windows lower than 1800 mm above pitch line of stairs and shop fronts or glazing in excess of 1 m² to be safety glass (type of glass and glass thickness to adhere to tables 1 to 6 of SANS 10400 part N) and clearly indicated as such on glass at eye level.

Windows within 1,8 m from bath or shower cubicle to be safety glazing

STAIRS Risers - 200 mm max.
Treads - 250 mm min.

FLOOR 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlay to slab (min. 250 micron)

Finished floor level of dwelling to be a min. of 230 mm above the back of footway level (B.O.F.) at the sewer connection.

The garage floor level to be a min. of 150 mm above the B.O.F. at the driveway entrance.

No foundations to encroach any boundaries

LINTELS All precast and stressed lintels exceeding 900 mm to be laid in accordance with manufac. specs, with 4 layers of brickwork ontop.

WALLS: to be plastered & painted

EXTERNAL: 270 mm brick wall with a 50 mm cavity with 4 wall ties per m² evenly spaced.
INTERNAL: 110 mm brick

exist. Dwelling: 241.0 m²
exist. Patio's: 34.5 m²

new Additions: 165.7 m²
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Coverage: 500.8 m² (52%)

New additions to exist. dwelling of Me LE Haigh on erf 326 Kruger Street Franschhoek

project

owner

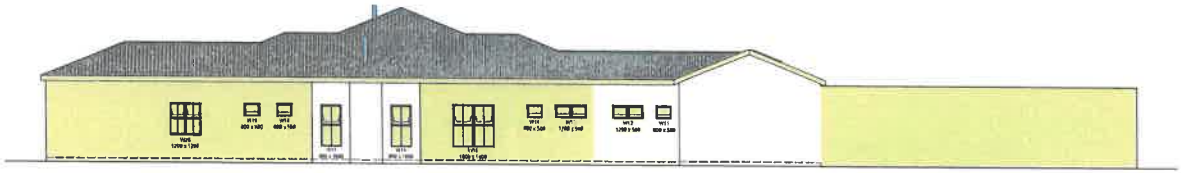
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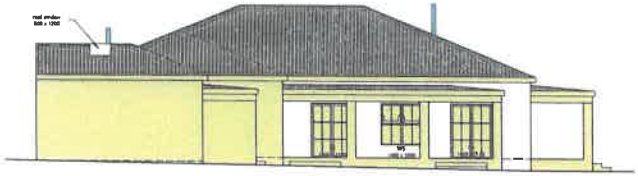
SACAP reg no T0136

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council approval



SOUTH EAST



NORTH EAST



SOUTH WEST



NORTH WEST

All measurements to be checked before any building work is commenced

Drawings not to be scaled

SPECIFICATIONS

WINDOWS: to be aluminium

All glazing to comply with requirements of SANS 10137 & SANS 10400 N - Access doors & side lights, windows lower than 500 mm floor, windows, lower than 1500 mm above plan line of stairs and shop fronts or glazing in excess of 1 m² to be safety glass (type of glass and glass thickness to adhere to tables 1 to 9 of SANS 10400 part N) and clearly indicated as such on plan at eye level.

Windows within 1.5 m from bath or shower cubicle to be safety glazing

STAIRS: Risers - 200 mm max.
Treads - 250 mm min.

FLOOR: 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlay to slab (min. 250 micron)

Finished floor level of dwelling to be a min. of 230 mm above the crest of roadway level (R.O.F.) at the sewer connection.

The garage floor level to be a min. of 150 mm above the R.O.F. at the driveway entrance.

No foundations to encroach any boundaries

LINTELS: All precast and in-situ lintels exceeding 900 mm to be laid in accordance with manufac. specs. with 4 layers of brickwork onlap.

WALLS: to be plastered & painted

EXTERNAL: 270 mm brick wall with a 50 mm cavity with 4 wall ties per m² evenly spaced.
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project

owner

date:	16/05/2024	plan no	328/2024
scale	1:100	floor plan, sections, elevations	
	1:100	site plan	sheet no 3/3

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development planning & architecture

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