



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1325/2025

Our File Reference Number: Erf 131, Franschhoek

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 131, 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 131 Franschhoek for:
 - 2.1.1 **Departure** in terms of Section 15 (2) (b) of the said bylaw, for the following: -
 - 2.1.1.1 To relax the street building line from 5m (proclaimed road) to 2.5m in order to allow the new balcony above the covered entrance.
3. **The approval is subject to the following conditions imposed in terms of Section 66 of said By law:**
 - 3.1 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.
 - 3.2 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.
 - 3.3 The development be implemented in accordance with the Site + Floor Plans referenced as: Project No.24/017; Drawing No. 201 & 202; Drawn by CL (Jan Desseyen architects) and dated 2025-04-07, attached as **Annexure A**.

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

4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.2 The proposal is in line with the existing land use of the property and will have limited negative impact on the character of the surrounding area.

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.

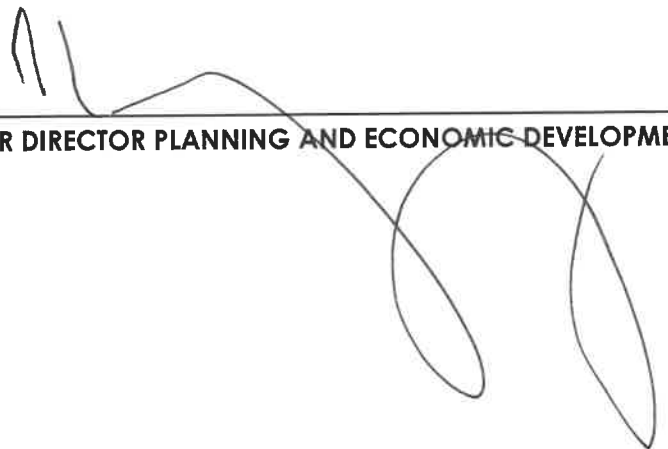
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



DATE

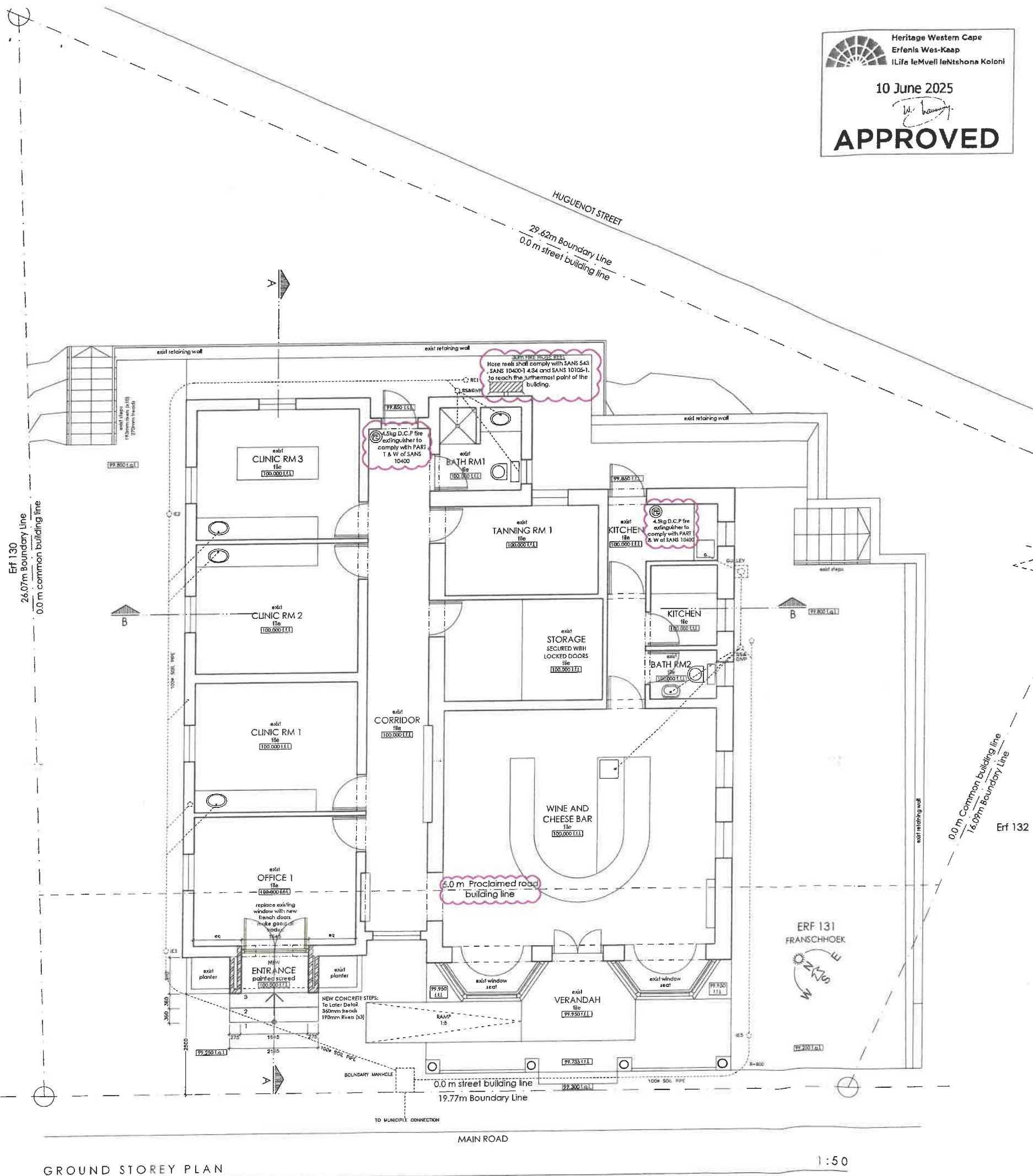


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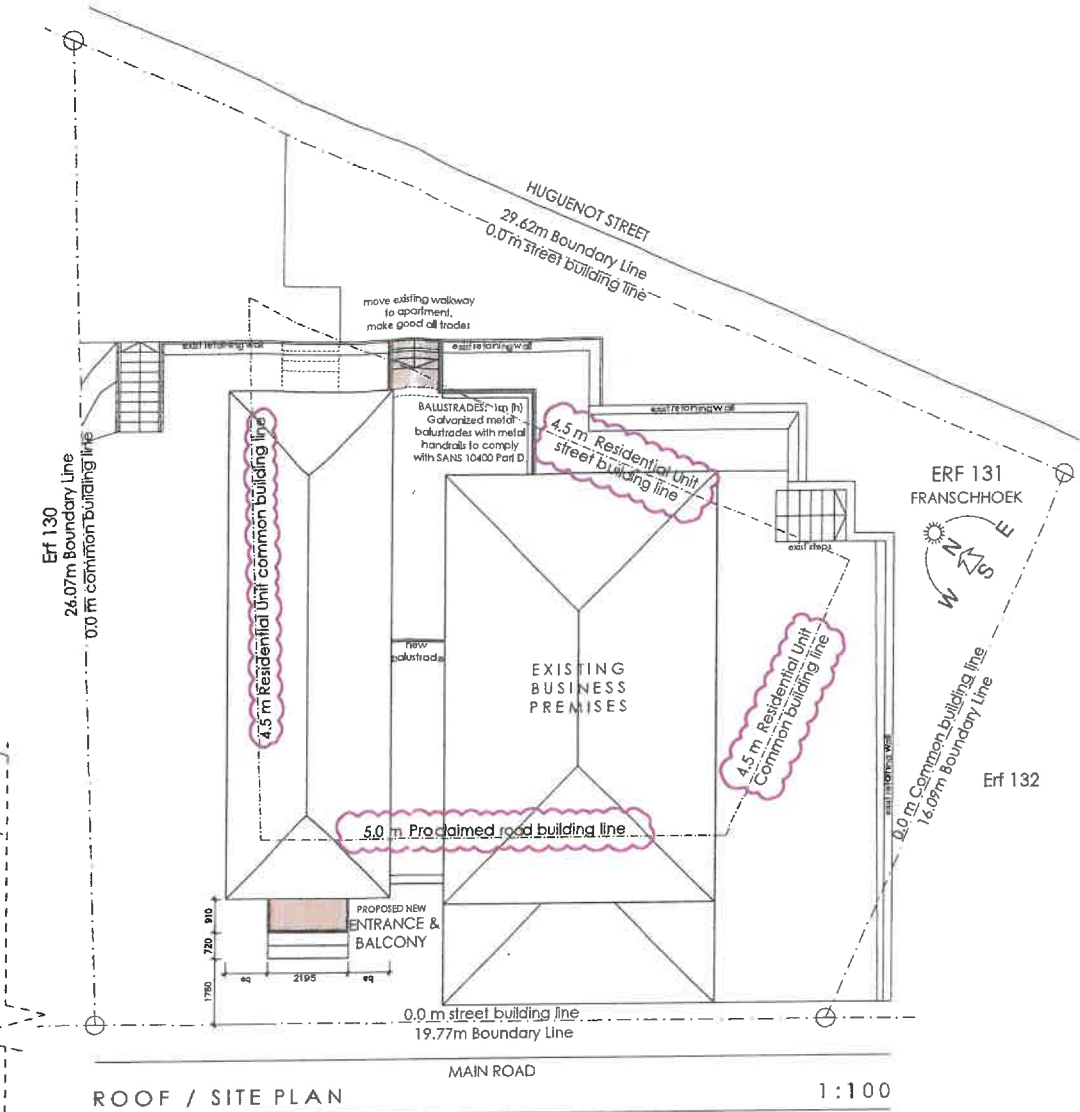
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Annexure A: Site Development Plan



GROUND STOREY PLAN

1:50



ROOF / SITE PLAN

1:100

AMENDMENTS		
NO.	DETAILS	DATE
A	Alter 'shop' on eastern side of building to 'Wine and Cheese Bar'	2025-07-11
B	Add 4.5m Residential unit Building Line (see site plan and first storey plan)	2025-08-01
C	add 5.0 m Proclaimed road building line	2025-08-01

ZONING BREAKDOWN ERF 131 FH

ERF 131 FRANSCHHOEK ZONING: MIXED USE ZONE

PROCLAIMED ROAD BOUNDARY BUILDING LINE: 5.0m BUILDING LINE

STREET BOUNDARY BUILDING LINE: 0.0m BUILDING LINE

COMMON BOUNDARY BUILDING LINE: 0.0m BUILDING LINE

RESIDENTIAL UNIT BUILDING LINE (street-common): 4.5m BUILDING LINE

COVERAGE (MAX 85%)

AREA CALCULATION	
EXISTING GROUND STOREY:	178.6 m²
EXISTING FIRST STOREY:	61.7 m²
EXISTING COVERED VERANDAH:	18.0 m²
258.3 m²	
new first storey	0.9 m²
NEW COVERED ENTRANCE	2.0 m²
NEW BALCONY (UNCOVERED)	2.0 m²
4.9 m²	
TOTAL:	263.2 m²
SITE:	101.7 m²
COVERED AREA (EXCLUDING GARAGE):	198.4 m²
COVERAGE (max 85 %):	39.6 %

TO EXISTING BUSINESS PREMISES FOR XTRAPROPS 168 (PTY) LTD

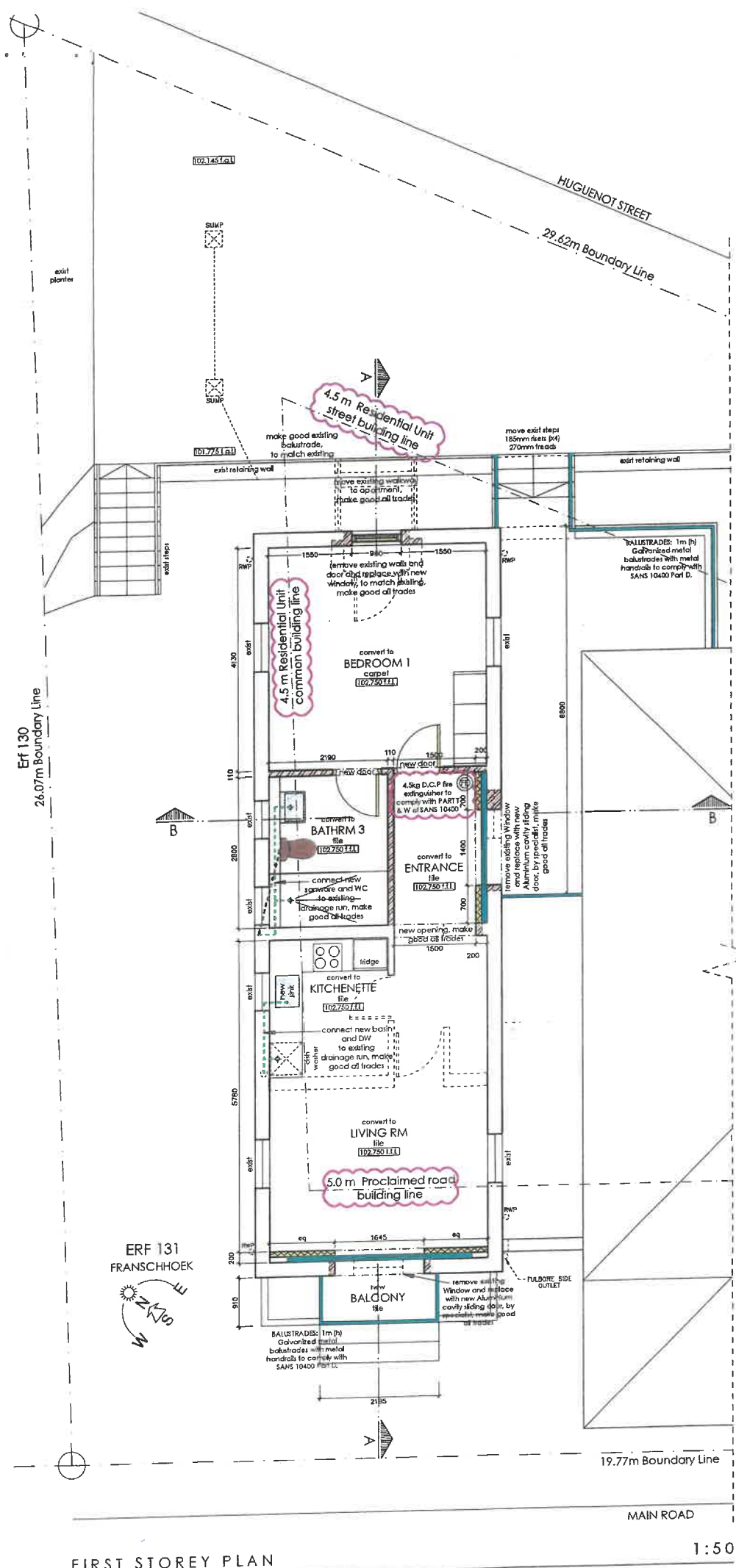
ERF 131 FRANSCHHOEK

MUNICIPAL SUBMISSION

GROUND STOREY PLAN, ROOF / SITE PLAN AND AREA CALCULATIONS

PROJECT NO.	DATE	SCALE
24/017	2025-04-07	AS SHOWN

DATE OF PRINT:	DATE	DATE	DATE
2025-04-11	2025-04-11	2025-04-11	2025-04-11

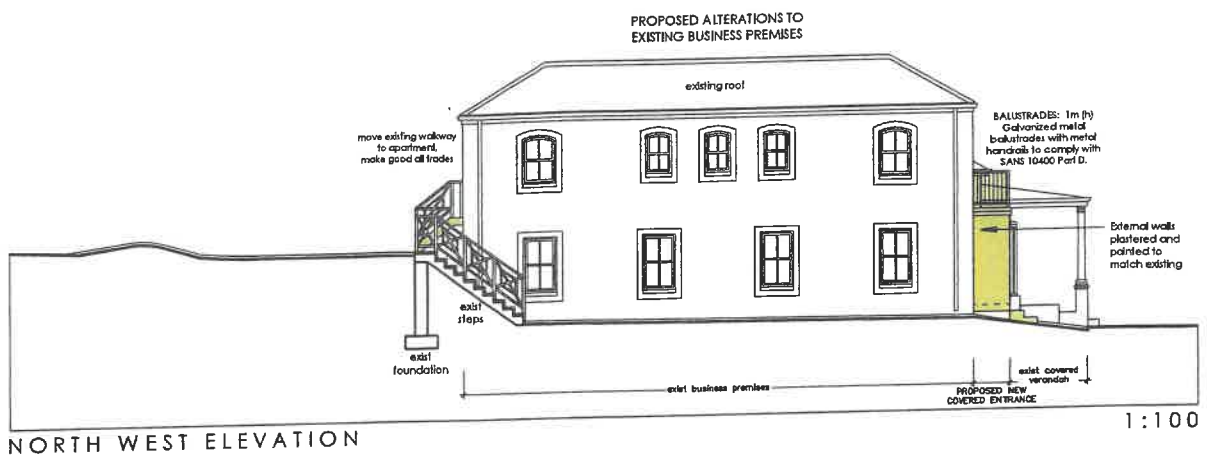


FIRST STOREY PLAN

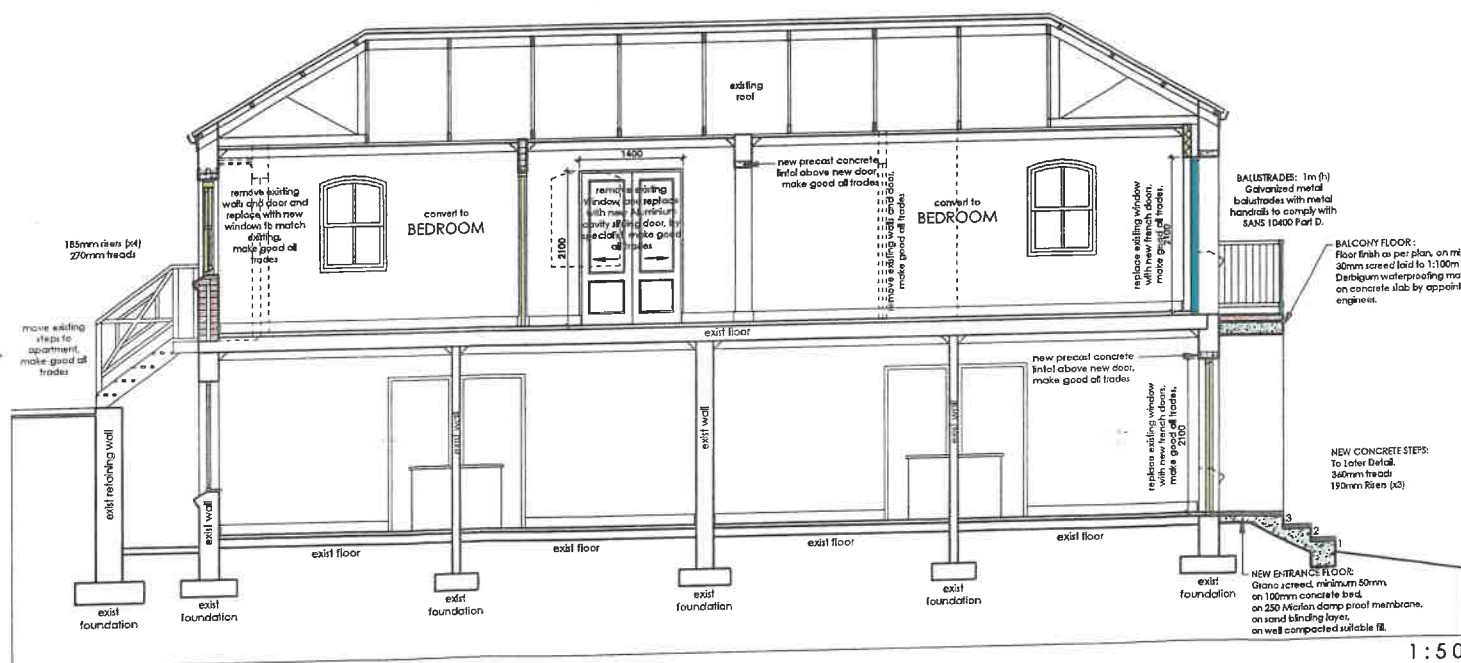


SOUTH WEST ELEVATION

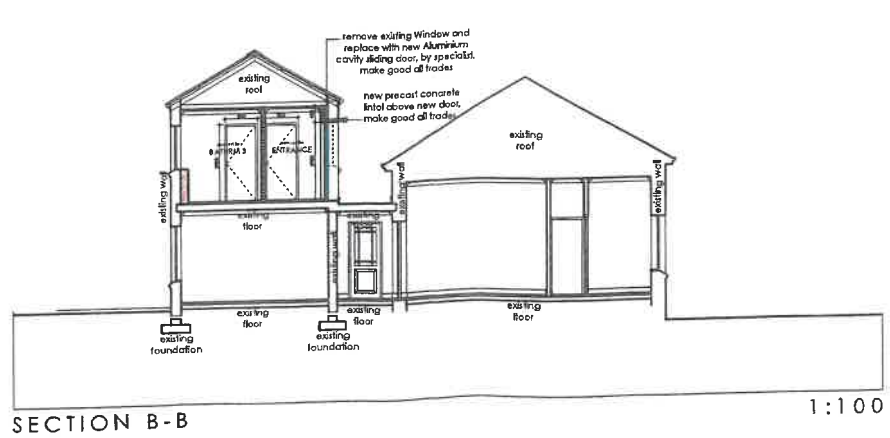
1:100 NORTH EAST ELEVATION



NORTH WEST ELEVATION



SECTION A-A



SECTION B-B

AMENDMENTS

NO.	DETAILS:	DATE:
A	• After 'shop' on eastern side of building to 'Wine and Cheese Bar'	2025-07-11
B		2025-08-01
C	• Add 4.5m Residential unit Building Line. (see site plan and first storey plan)	
	• Add Fire Equipment to Floor Plans. (See Ground Storey and First Storey Plans) - 1x 30m FIRE HOSE REEL. Hose reels shall comply with SANS 543, SANS 10400-1.4.34 and SANS 10105-1 to reach the furthest point of the building. - 3x 4.5kg D.C.P fire extinguisher to comply with PART 1 & W of SANS 10400	
C	• Add 5.0 m Protected road building line	2025-08-11

ALL BUILDING WORK TO COMPLY WITH SANS 10400
SCALED DIMENSIONS, IF NEEDED
CHECK LIST: ELS ON SITE



C

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JAN DESSEYN ARCHITECTS

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING BUSINESS PREMISES
FOR XTRAPROPS 168 (PTY) LTD
ERF 131
FRANSCHHOEK

DATE: 18-06-2025

MUNICIPAL SUBMISSION

FIRST STOREY PLA.,
GENERAL ELEVATIONS AND
GENERAL SECTIONS.

PROJECT NO.	24/017	SCALE	AS SHOWN
PROJECT NAME	202	DATE	2025-04-07
DATE OF PRINT:		DESIGN	CL
REV: C	2025-08-11	CHECKED	JDA