STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19213 (TP1231/2025)
Our File Reference Number: Erf 1764, Franschhoek
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-[redacted]

Sir / Madam

APPLICATION FOR A DEPARTURE: ERF 1764, FRANSCHHOEK

1. The above application refers.

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

3. That the following application(s) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 1764, Franschhoek for a departure:

   3.1 To relax the common building line from 2m to 0,975m (adjacent to Erf1765) to construct a veranda with a built-in braai area.

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

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

   4.1 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.

   4.2 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.

   4.3 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 conditions of approval have been complied with.

4.4 Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. LS/02/2025 -1, Drawn by: Leon la Fleur, dated: FEB 2025 and attached as (Annexure B).

4.5 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.

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

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

5.2 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.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

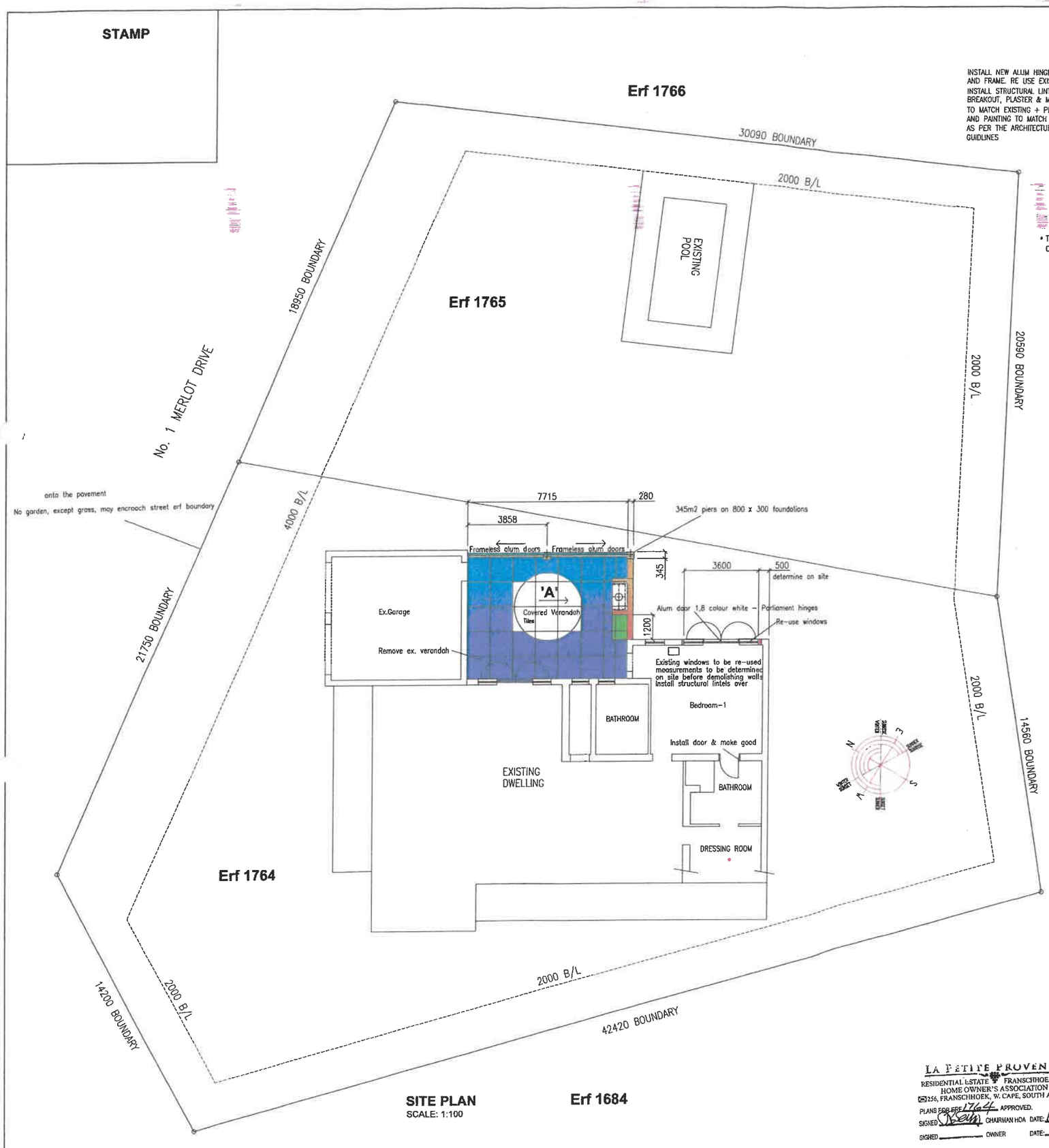
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

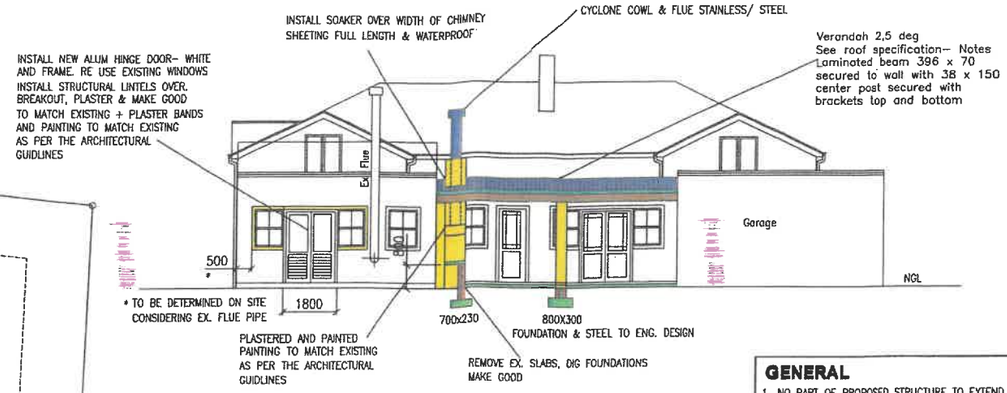
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 25/8/2025

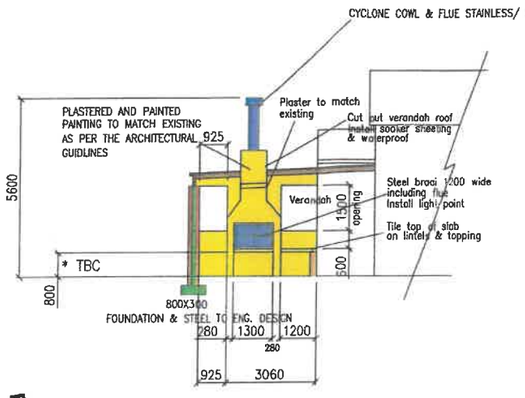
STAMP



SITE PLAN
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



VIEW ON "A"
SCALE: 1:100

GENERAL NOTES

1. Roof over 'pergola' to be the same colour than the colour of the main roof.
2. Fascia's shall be torus–moulded, with a maximum depth of 200mm.
3. Gutters shall be white aluminium cottage–section in long lengths with circular downpipes.
4. All exposed timber to be painted colour standard white.
5. Gates are to be constructed of painted metal or timber with vertical elements being the predominant feature and painted colour standard white.

Site Area	1680.6m2
Ground Story area	374.5m2
First Story Area	197m2
Total Area	571.5m2
Coverage Percentage	34 %
Bulk	0.65

Balustrades are to be constructed of painted metal or timber with vertical elements being the predominant feature 1m high–to comply with Sans 10400–part M & N

Expansion Joint

1. Allow for wire–ties in every course against Articulation joint.
2. Joint size min. 12mm.
3. Flexeli softboard with polysulptide sealant.
4. Refer to NHBRC details Part 2 – Section 3– Page 27

* V– joints where concrete slabs resets plaster.
* All brickwork to be laid in strict accordance with manufacture's instructions and good building practice, with the use of brickforce 2,8mm and butterfly ties, making sure that all cavities are free from mortar.

Total Fenestration is less than 15% of Habitable Floor Area. Therefore the glazing proposed satisfies the conductance & SHGC WITH SANS204 & SANS 10400 XA.
The Roof insulation is more than 3.7 as Required by Climatic Zone 4
Dwelling therefor Complies with SANS 10400 Part Xa Deemed to Satisfy
Geysers are to be 200l connected to Geyserwise controls and to be assisted by minimum 50l from approved solar panel to comply with SANS 10252–1
Plumbing pipes of less than 80mm Dia to receive insulation of minimum 1.00 R–Value
Plumbing pipes of more than 80mm Dia to receive insulation of minimum 1.50 R–Value
Install water pipes in sleeve thro walls or under bo or surface slab.

LA PETITE PROVENCE
RESIDENTIAL ESTATE FRANSCHHOEK
HOME OWNER'S ASSOCIATION
256, FRANSCHHOEK, W. CAPE, SOUTH AFRICA
PLANS FOR ERF 1764 APPROVED.
SIGNED _____ CHAIRMAN HOA DATE: 19/02/2025
SIGNED _____ OWNER DATE: _____

GENERAL

1. NO PART OF PROPOSED STRUCTURE TO EXTEND BEYOND SITE BOUNDARIES. BOUNDARY PEGS POINTED OUT BY LAND/S.
2. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
3. ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL AND NATIONAL BUILDING REGULATIONS.
4. UNLESS OTHERWISE STATED ALL DIMENSIONS ARE IN mm
5. ALL WINDOWS & DOORS u.o.s Aluminium– POWDER COATED.
6. ALL BALUSTRADES TO BE MIN. 1000mm HIGH WITH MAX. 100mm OPENINGS.
7. ALL STRUCTURAL TIMBER EXPOSED TO THE ELEMENTS OR BUILT DIRECTLY INTO BRICKWORK TO BE WELL TARRED , CREOSOTED OR WRAPPED IN DPC.
8. ALL STAIRS AND STAIRCASES TO HAVE TREADS MIN. 250 mm AND RISERS MAX. 200 mm. Head room 2100 mm.
9. ALL PLUMBING TO COMPLY WITH SANS 10400 AND LOCAL AUTHORITY REGULATIONS.

ROOF CONSTRUCTION: R–VALUE=5,2

VERANDAH – 2,5 deg.
VICTORIAN PROFILE PRE COATED STEEL SHEETING COLOUR TO MATCH EXISTING
RADENSHIELD BARRIER DOUBLE SIDED SABS APPROVED– R=2.21
LAMINATED BEAM 396 X 70mm , RAFTERS 228 X 50MM AT 1100 mm C/C FIXED TO WALL WITH TRUSS HANGERS WITH THE OTHER END SECURED TO LAMINATED BEAM SPEED BRACING. ALL TO MITEC DESIGN.

100mm KNAUF INSULATION –R=2,5. ON RHINO BOARD 6,4mm CEILING ON 38x38 BATTENS @ 400 mm C/C WITH COVED CORNICE TO MATCH EXISTING.

FOUNDATIONS

1. ALL STRUCTURAL CONCRETE/STEEL TO BE IN ACCORDANCE WITH ENGINEER'S DRAWINGS AND SPECIFICATIONS
2. CONCRETE FOOTINGS FOR ALL EXTERNAL WALLS TO BE TAKEN DOWN TO BEARING LEVEL MIN. 600mm BELOW NGL.
3. FLOOR SLABS TO 25mm ON 100mm CONCRETE ON BLACK 250 MICRON DPC ON WELL COMPACTED FILL IN LAYERS NOT EXCEEDING 150 mm.
4. DPC TO BE MIN. 150mm ABOVE FINISHED GROUND LEVEL.
5. ALL CAVITIES BELOW DPC TO BE CONCRETE FILLED.
6. REF 193 MESH TO SLAB

WALLS

1. BRICKWORK – 14Mpa CLAY MAXI .
2. ALL CAVITY OR LOAD BEARING WALLS TO HAVE TIE–WIRES AT A MIN. RATE OF 3 /m2
3. BRICKFORCE 150mm EVERY COURSE BELOW SLAB AND 4–COURSED BELOW WALL PLATE AND EVERY COURSE OVER LINTELS. BRICKFORCE 75mm EVERY 3–COURSES
4. P.C LINTELS OVER ALL OPENINGS UP TO 2400 WIDE
5. WEEP HOLES AT 1000 MAX.
6. PLASTERED CILLS
7. INTERNAL SMOOTH PLASTERED WALLS
8. EXTERNAL PLASTERED WALLS TO MATCH EXISTING.
8. BRICKWORK TO BE BRICKED UP TO U/SIDE OF ROOF TRUSSES

STORMWATER DISPOSAL

1. STORMWATER CATCHPITS TO COLLECT WATER FROM DOWNPIPES AND TAKEN INTO EXISTING RAINWATER SYSTEM.
2. NO STORMWATER TO DISCHARGE TO SEWER.

ELECTRICAL

ELECTRICAL INSTALLATION WILL BE DONE ACCORDING CODE OF PRACTICE SANS 10142–1 (SABS 0142–1) FOR THE WIRING OF PREMISES.

PROJECT:
ADDITIONS
CLIENT:
MR. L SIEVWRIGHT
ERF : 1764/5
1 MERLOT DRIVE
LA PETITE PROVENCE
FRANSCHHOEK

OWNER - SIGNATURE:
DATE: 19/02/2025

[redacted]