



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1156/2025

Our File Reference Number: Erf 3759 & 3760, 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 CONSOLIDATION AND PERMISSION IN TERMS OF THE ZONING SCHEME: ERF 3759 AND 3760, 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 3759 and Erf 3760, Franschhoek for:
 - 2.2 **Consolidation** of land in terms of section 15 (2) (e) of the said bylaw, to consolidate Erf 3759 (1524 m²) and Erf 3760 (1524 m²) into one registered property (3048 m²).
 - 2.3 **Permission** (technical approval) required in terms of Section 15 (2) (g) of the said bylaw, to allow a second dwelling unit on the proposed consolidated property.

BE APPROVED in terms of Section 60 of the said Bylaw.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws 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 in accordance with the SDP + Consolidation Plan: Drawing No.157/A/101 &102, Drawn by HB (Be3 Architects), Dated March & April 2025 respectively, attached as **Annexure A**.

3.4 The total coverage applicable to this consolidated Erf be limited to 30% with development footprint comprises 750m² for main dwelling unit and 150m² for second dwelling unit and that this condition be imposed in the title deed of the property.

3.5 The conditions imposed by Directorate: Infrastructure Services in their memorandum dated 11 July 2025, attached as **Annexure B** be adhered to.

3.6 The consolidation of Erven 3759 and Erf 3760 occur in the Deeds Registry before any building plans be submitted on the consolidated Erf.

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

4.1 The proposed application complies with the development parameters and the technical requirements of the Stellenbosch Zoning scheme bylaw 2019.

4.2 The proposed consolidation will not have any negative impact on the surrounding area or wider cultural landscape of Franschhoek.

4.3 No change in land use is proposed.

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**

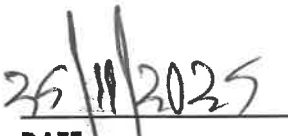
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference 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.

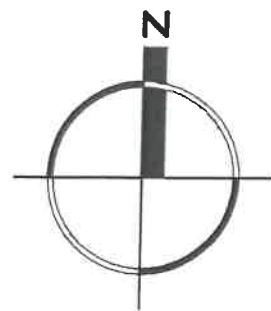
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE:

NOTES:

Figure A B C D represents the consolidated land unit comprising 1 & 2 below:

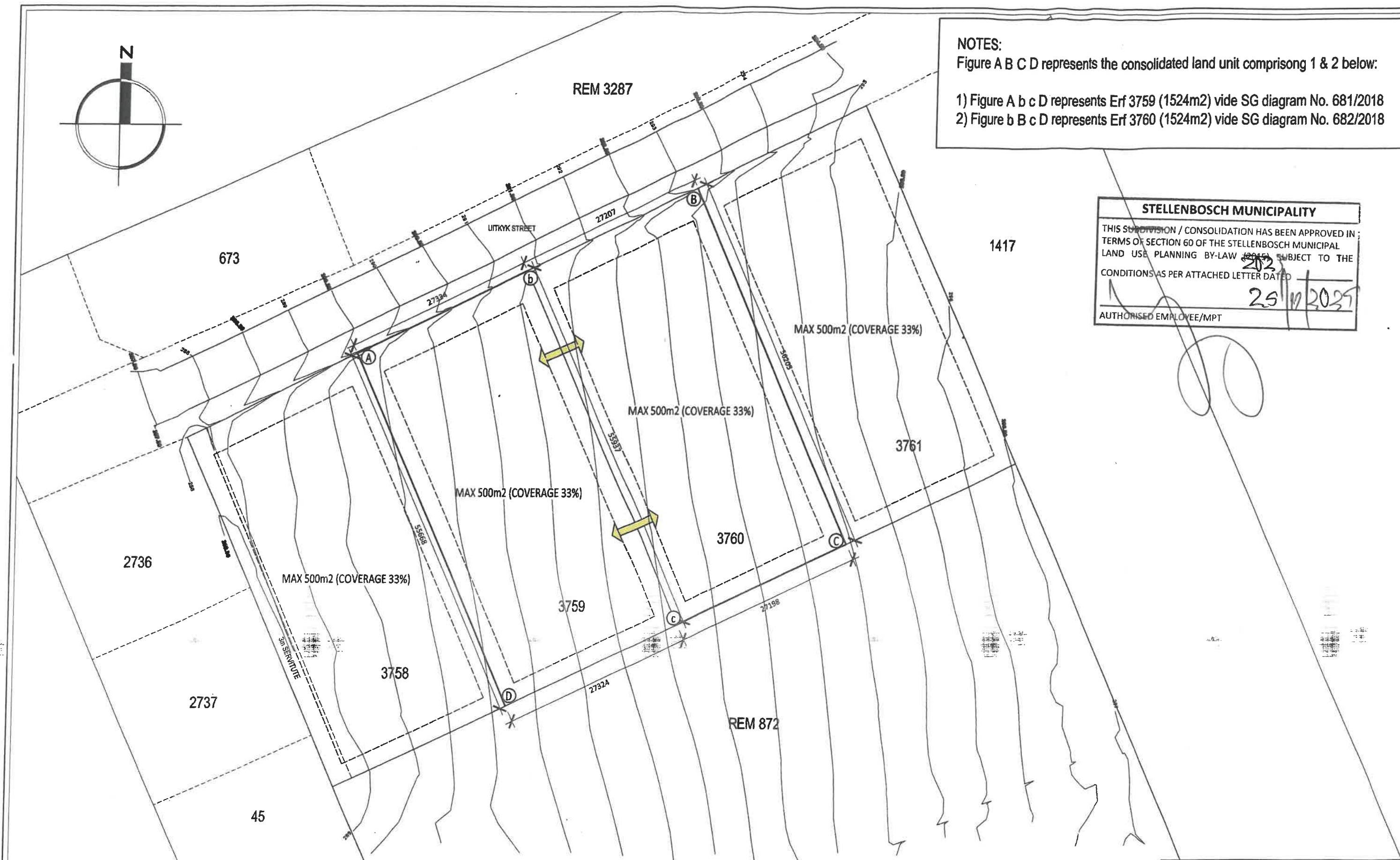
- 1) Figure A b c D represents Erf 3759 (1524m²) vide SG diagram No. 681/2018
- 2) Figure b B c D represents Erf 3760 (1524m²) vide SG diagram No. 682/2018

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED

AUTHORISED EMPLOYEE/MPT

2025
25/10/2025



ERVEN 3759 - 3760 PROPOSED CONSOLIDATION DIAGRAM

BC3
ARCHITECTS

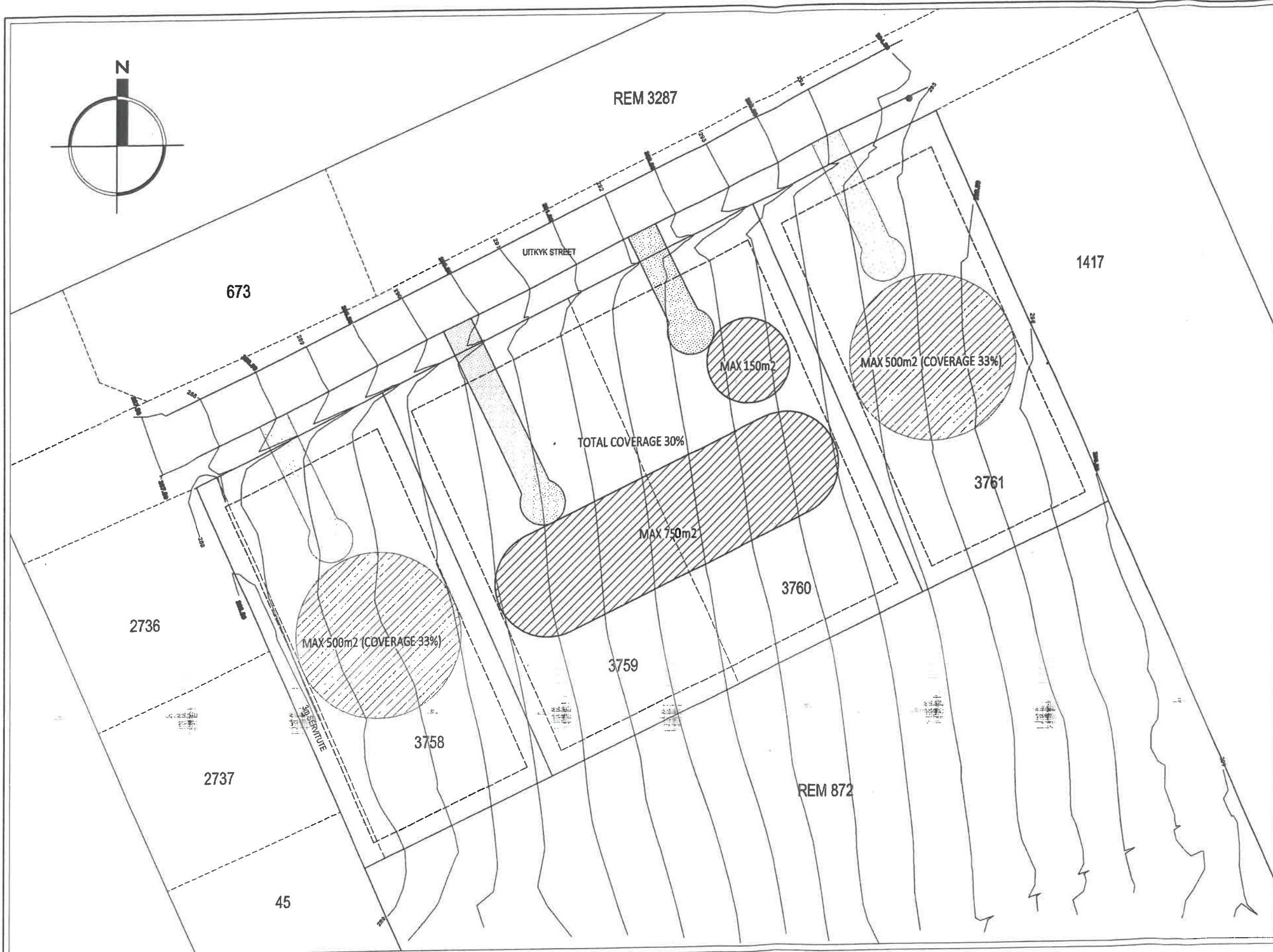
GENERAL NOTES:
ALL MATERIALS AND CONSTRUCTION METHODS TO
COMPLY WITH THE NATIONAL BUILDING REGULATIONS
(ACT No 103 OF 1977) INCLUDING ALL REVISIONS
AND ALL APPLICABLE BYLAWS OF THE CONCERNED
LOCAL AUTHORITY.
ALL DIMENSIONS TO BE VERIFIED ON SITE
AND NO DRAWING IS TO BE SCALED.
ANY DISCREPANCIES OR CONTRADICTIONS MUST
IMMEDIATELY BE POINTED OUT TO THE ARCHITECT
FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY
CONSTRUCTION PROCEED.

UITKYK 33
FRANSCHOEK
PLOT 3758 - 3761
Description:
CONSOLIDATION DIAGRAM

Tekening Nr/Drawing No

157/A/101

Datum/Date	Gesken/Drawn	Wysigings/ Revision
MARCH 2025	hb	00
Skema/Scale	Checked	
1 : 500	HB	



LAND USE PARAMETERS:

EXISTING ERVEN

ZONING:

Conventional Residential Zone

EXTENT:

Erf 3759 (1524m²) Franschoek

Erf 3760 (1524m²) Franschoek

EXISTING APPROVED DEVELOPMENT AREA:

500m² each

EXISTING APPROVED COVERAGE:

33%

ACCESS & PARKING:

MIN 2 PARKING BAYS / GARAGES PER ERF WITH

1 ACCESS POINTS POSITIONED ANYWHERE ON

STREET BOUNDARIES

PROPOSED CONSOLIDATED LAND UNIT (ERF

3759 & ERF 3760)

ZONING:

Conventional Residential Zone with second dwelling

unit (technical approval)

EXTENT:

3048m²

PROPOSED DEVELOPMENT AREA (New SDP):

750m² (dwelling)

150m² (second dwelling) (Technical Approval)

PROPOSED COVERAGE:

30%

ACCESS & PARKING:

MIN 4 PARKING BAYS / GARAGES WITH 2

ACCESS POINTS POSITIONED ANYWHERE ON

STREET BOUNDARIES

ALL ERVEN:

HEIGHT:

2 STOREYS

BUILDING LINES:

4m ON STREET

2.5m ON COMMON BOUNDARIES

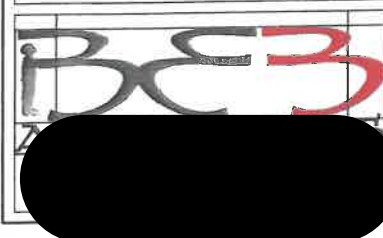
BOUNDARY WALLS:

MAX. 1.8m HIGH ON STREET AND 50%

PERMEABLE

MAX. 2.1m HIGH ON COMMON BOUNDARIES

ERVEN 3758 - 3761 PROPOSED SITE DEVELOPMENT PLAN



GENERAL NOTES:
ALL MATERIALS AND CONSTRUCTION METHODS TO
COMPLY WITH THE NATIONAL BUILDING REGULATIONS
(ACT No 103 OF 1977) INCLUDING ALL REVISIONS
AND ALL APPLICABLE BYLAWS OF THE CONCERNED
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UITKYK 33
FRANSCHHOEK

PLOT 3758 - 3761

PROPOSED SITE DEVELOPMENT PLAN

Tekening Nr/Drawing No

157/ A / 102

Datum/Date	Geteken/Drawn	Wysigings/ Revision
APRIL 2025	hb	00
Skema/Scale	Checked	
1 : 500	HB	

ANNEXURE B:
COMMENT: INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Siyasanga Zweni
Date ▫ Datum:	11 July 2025
Our Ref ▫ Ons Verw:	Civil LU 2927
Town Planning Ref:	LU/18780
Re ▫ Insake:	Erf 3759 & 3760, Franschhoek: An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 3759 & 3760 Franschhoek for the following: Consolidation in terms of Section 15 (2) (e) of Erf 3759 & 3760 Franschhoek into one larger erf measuring 3048 sqm in extent. •A Permission required in terms of Section 15 (2) (g) of the said by law to allow an additional use (technical approval) to permit a second dwelling unit on the proposed consolidate unit.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 Only one municipal water and one sewer connection shall be permitted for the consolidated erf. The second dwelling unit must utilize the existing water and sewer connections of the primary dwelling, and no additional connections will be allowed.
- 1.2 The second connection shall be blanked off at the owner's expense.

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2. Roads

2.1 Stormwater infrastructure must be provided underneath the driveway and approved by the Engineering Services Department before building plan approval. The system must manage runoff effectively without affecting neighboring properties, and all costs are the applicant's responsibility.

2.2 Parking must be provided in accordance with the applicable zoning scheme requirements.

3. Development Charges (DC's)

3.1 Development charges may be applicable at the building plan approval stage.

S. Zweni

Siyasanga Zweni

Technician: Development (Infrastructure Services)

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