



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18974 (TP1166/2025)

Our File Reference Number: Erf 680, Le Roux, Franschhoek

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 680, LE ROUX, 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 in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 680, Le Roux – Franschhoek for the following departures:
 - 3.1 To relax the common building line from 1m to 0m (adjacent to Erf 679) for the proposed patio.
 - 3.2 To relax the street building line from 3m to 1.5m for the construction of a new living room on the property.

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 departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.
 - 4.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced Plan No. 2022/0332, Drawn by: alwdraughts, dated 12.11.2022 and attached as **Annexure B**.

4.3 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.

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 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.

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:

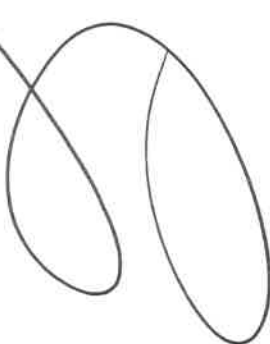
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice 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.

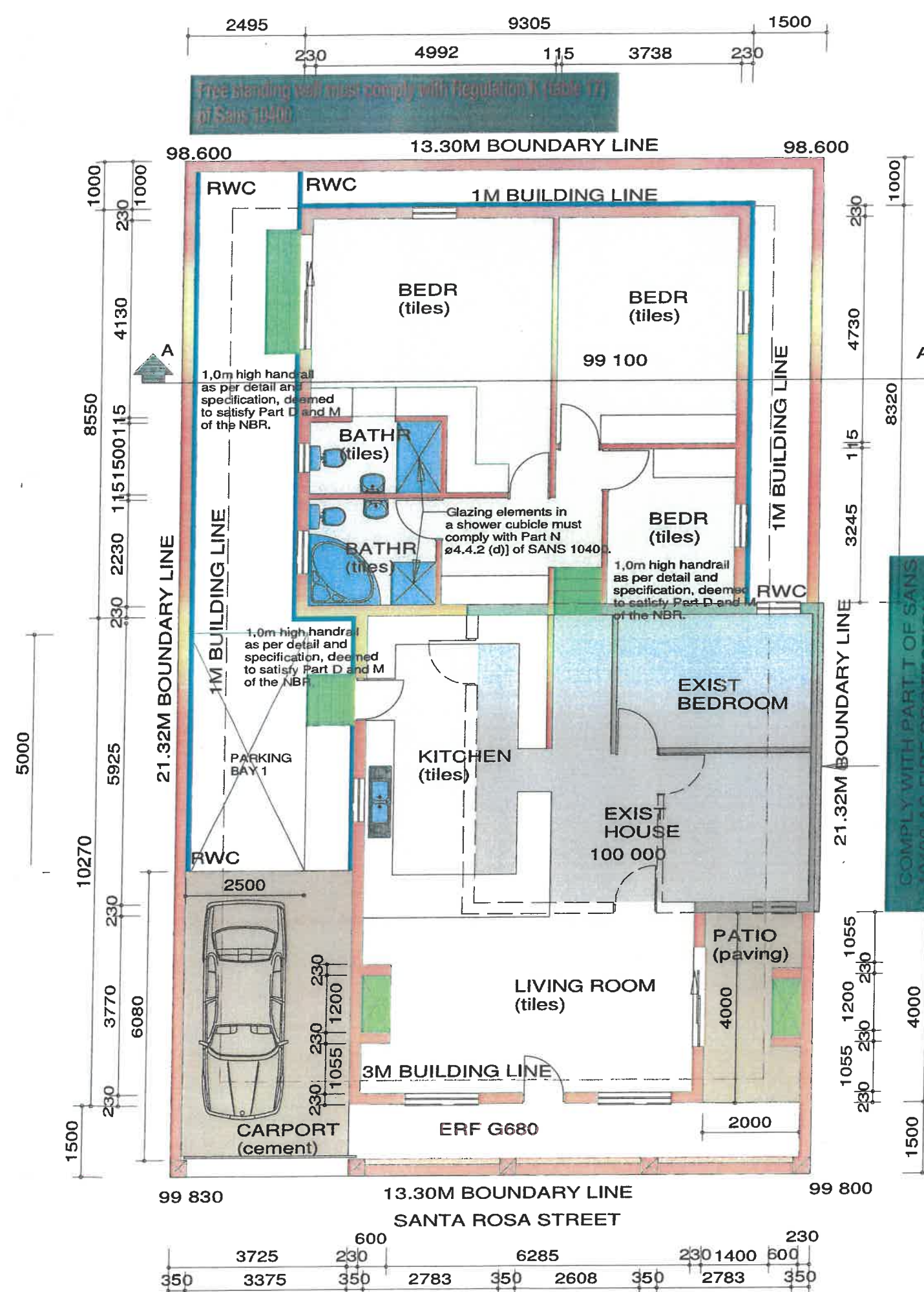
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



16/7/2025
DATE:



WALLS
External walls - 1 coat wood-float plaster for Micatex. or similiar long life paint finish to developer's colour choice.
Internal walls - 1 coat steel-float plaster with filler coat and two coats PVA to Purchaser's colour choice. Garage walls to be bagged.

Tiling to be as follows:
- Full height to kitchen
- 2,1m wall tiling to bathroom
- 2,1m wall tiling to shower with mosaic to shower floor

FLOOR CONSTRUCTION
floor covering on 25mm cement screed on 75mm concrete slab on 250 micron damp-proof membrane on min. 50mm sandbed on well compacted fill. 70x19mm meranti skirting

DRAINAGE
Waste pipes- bath, shower, sink- 50mm p.v.c.
others- 40mm p.v.c.
Rodding eye - 600mm radius bends - gradient 45
Drain - all underground bens must be minimum 600mm radius

MORTAR
Class 2: 50kg cement (1bag) to 170lt sand (2,6 wheelbarrow)

CONCRETE FOUNDATIONS AND FLOOR MIXES
by volume 1 part cement to 4 parts sand to 5 parts coarse aggregate : compressive strength 10MPa on 28th day

STRENGTHS FOR MASONRY UNITS
Structural type: single storey internal 7MPa
external 7MPa
Non structural walls - 7MPa

CEILING
RHINO BOARD ON 38X38mm BATTENS
AT 360 OC WITH 100mm
ISOTHERM AS PER SANS 204 WITH 75mm CORNICES

ROOF
ELITE CEMENT TILES BY LAFARGE
THROUGH COLOUR BLACK
ON 38X38mm BATTENS AT 320 OC
ON SABS UNDERLAY
ON PREFABRICATED GANGNAILED TRUSSES
AT 760 OC ON 114X38mm
WALLPLATE.

EAVES(CLIPPED EAVES)
225X12 AC FASCIA WITH WATERTITE ALUMINIUM
GUTTERS & DOWN PIPES

BUTTERFLY TIES @ 2,5 PER M2

ROOF ASSEMBLY
MIN 3.7 R-VALUE
- IBS 0.02
- RADIENSHED = 1.58
- 135mm ISOTHERM = 3.14
- RHINO BOARD = 0.03
= 4.78 COMPLIES

FENSTRATION
FLOOR SIZE: 84M2 (15% COMPLIES)
= 12.6M2
900X900X(4)= 3.24M2
900X600X(2)= 1.08M2
TOTAL = 4.12M2
COMPLIES%= 8.48M2

ELECTRICAL & HOT WATER AS PER XA OF SANS 10400 & SANS 204

UNDERTILE INSULATION
-405 SISALATION
-SANS ISO 9001 APPROVED
-TESTED IN ACCORDANCE WITH SABS 1381-2009

COPPER PIPING
-ALL EXPOSED COPPER TUBING TO BE INSULATED WITH ISOCOVER THERMAL INSULATION AS PER SANS 10400-X A
-R - VALUE OF 1.00

HOT WATER SUPPLY
-SOLAR HEATING SYSTEMS BY (ESKOM APPROVED ECOZONE 110) EVACUATED TUBE SYSTEM
TEL: 0860326966
-H4 DWELLING USAGE A DAY = 115L
-HOUSEHOLD DAILY CONSUMPTION DAILY = 460L
- DAILY ENERGY USAGE (= CXFXG) KI 75.025
-KWH PER DAY 20.8
-ANNUAL ENERGY USAGE (= 7.607kWh)

CEILING INSULATION
-135mm ISOTHERM I
NSULATION AS PER PART T of SECTION 3 OF SANS 204
-135mm = 10kg /M3 WITH 3.7 R - VALUE

SIGNATURE CLIENT:

SIGNATURE ARCHITECT:

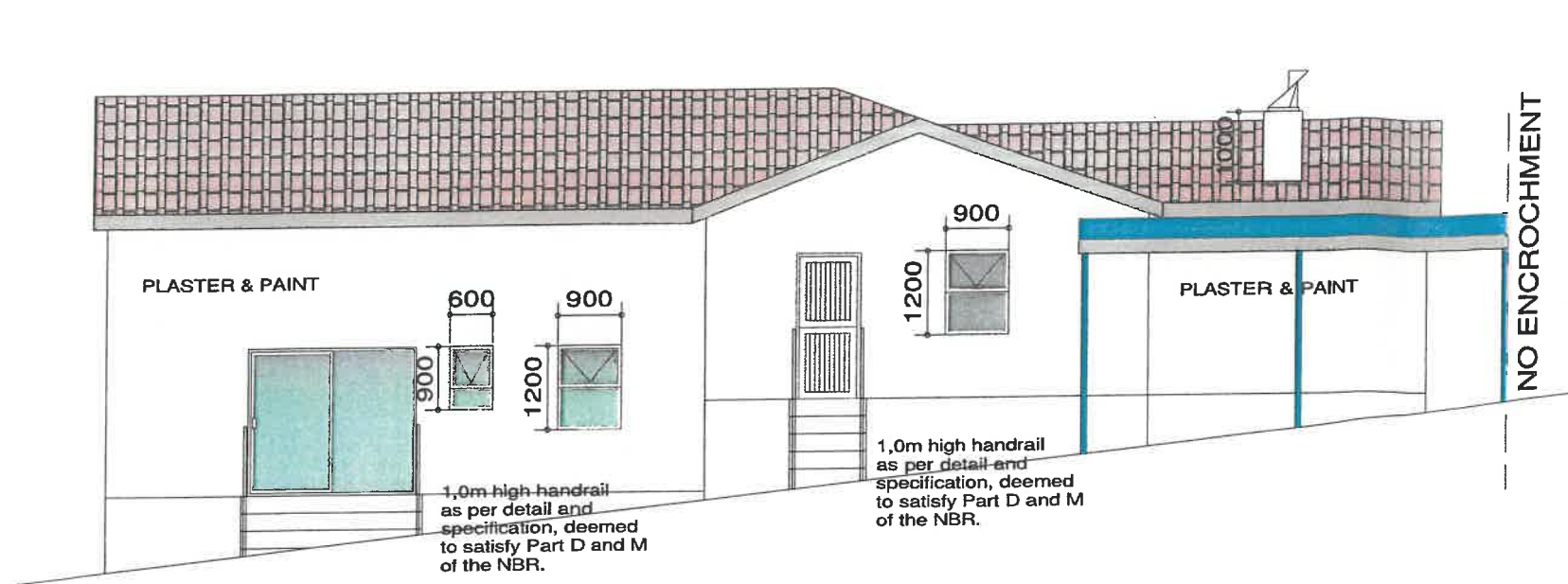
CLIENT: **HOUSE TASNEEM**

PROJECT: PROPOSED ALETARIONS TO EXISTING HOUSE ON ERF G680 SANTA ROSA STREET , FRANSCHOEK

DATE: 12.11.2022 PLAN NO: 2022/10332

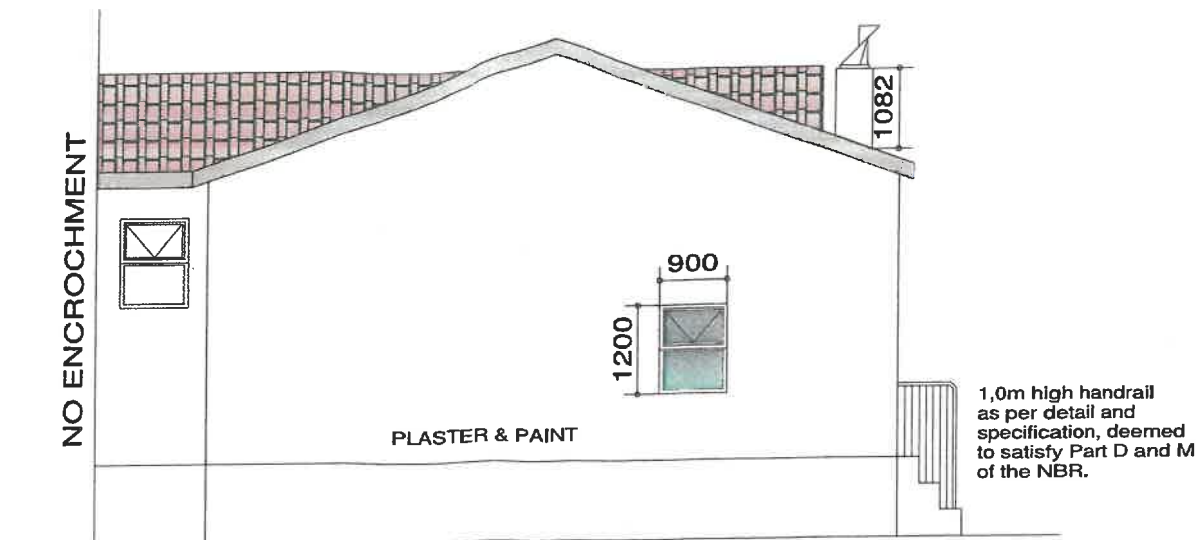
TITLE: SKETS

SCALE: 1:100



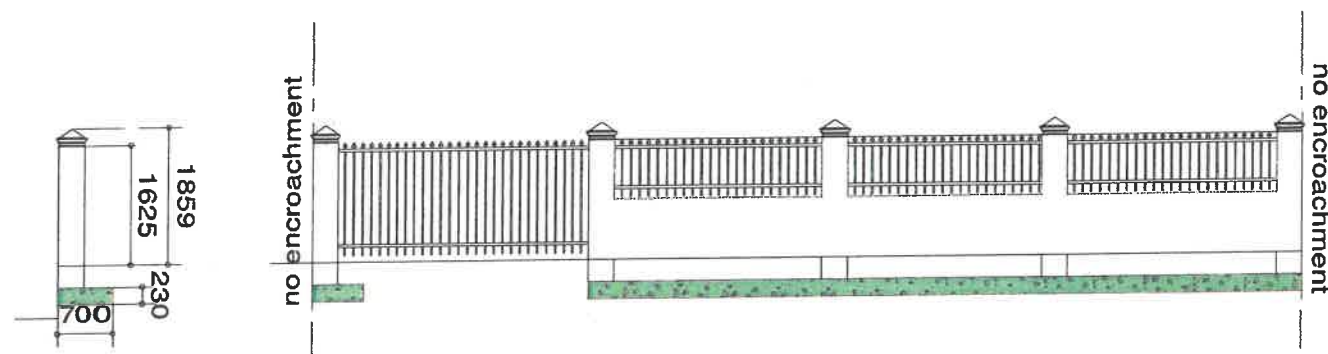
SOUTH ELEVATION

Scale 1:100



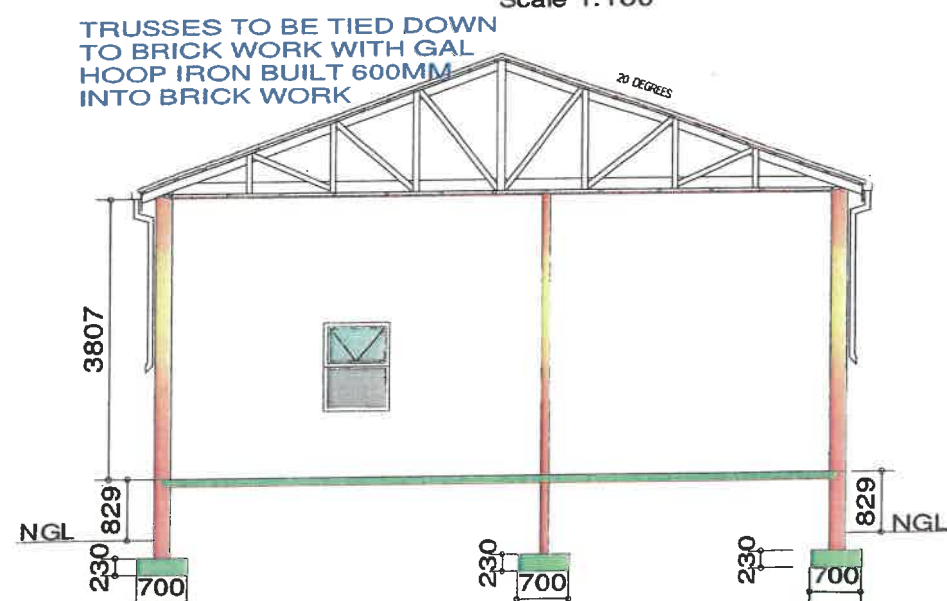
WEST ELEVATION

Scale 1:100



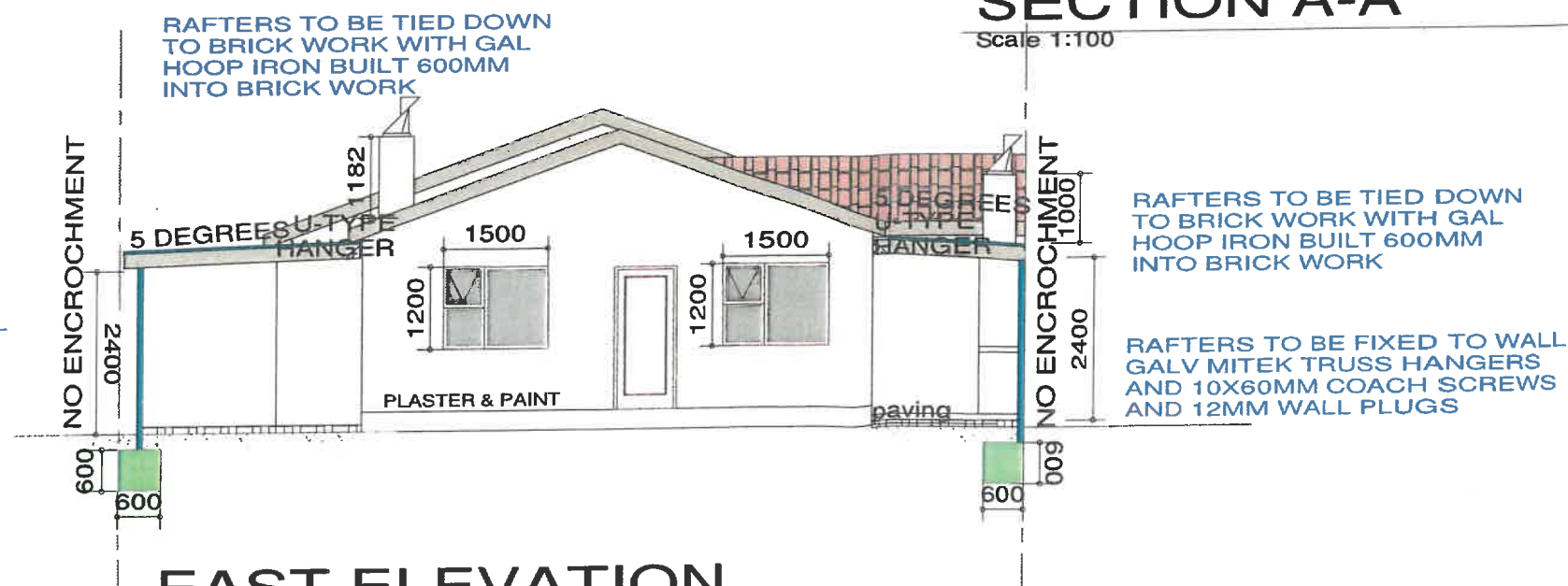
BOUNDARY WALL & SECTION

1:100



SECTION A-A

Scale 1:100



EAST ELEVATION

Scale 1:100

SIGNATURE CLIENT:	
SIGNATURE ARCHITECT:	
CLIENT:	HOUSE TASNEEM
PROJECT:	PROPOSED ALETARIONS TO EXISTING HOUSE ON ERF 6680 SANTA ROSA STREET, FRANSCHOEK
DATE:	12.12.2022
PLAN NO:	2022/0332
TITLE:	SKETS
SCALE:	1:100
DRAWN BY: ANGELA WILLIAMS	