



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18571 (TP1060/2025)

Our File Reference Number: Erf 901, 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 DEPARTURE: ERF 901, 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) of the Stellenbosch Municipal Land Use Planning By-law 2023, on Erf 901, Franschhoek for:
 - 3.1 A departure in terms of Section 15(2)(b) of the said bylaw to relax the common building lines (adjacent to Erf 900 and Erf 902) from 2,5m to 0.6m and 0.270m respectively for the proposed storage 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 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 on Drawing No. B02-01, Drawn By Erik Grobler Argitek (EDMS) BPK, Dated 2024/08/16 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:**

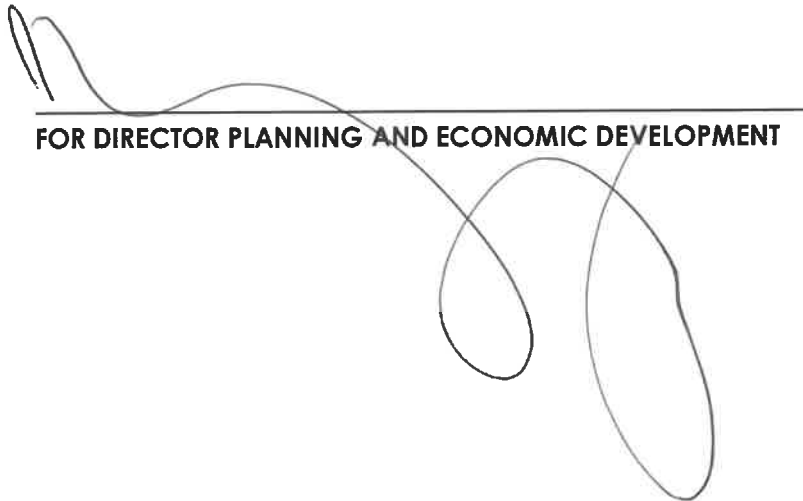
5.1 The encroachment of the building lines does not undermine the character of the area due to the use (storage room) and the small scale thereof.

5.2 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.

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



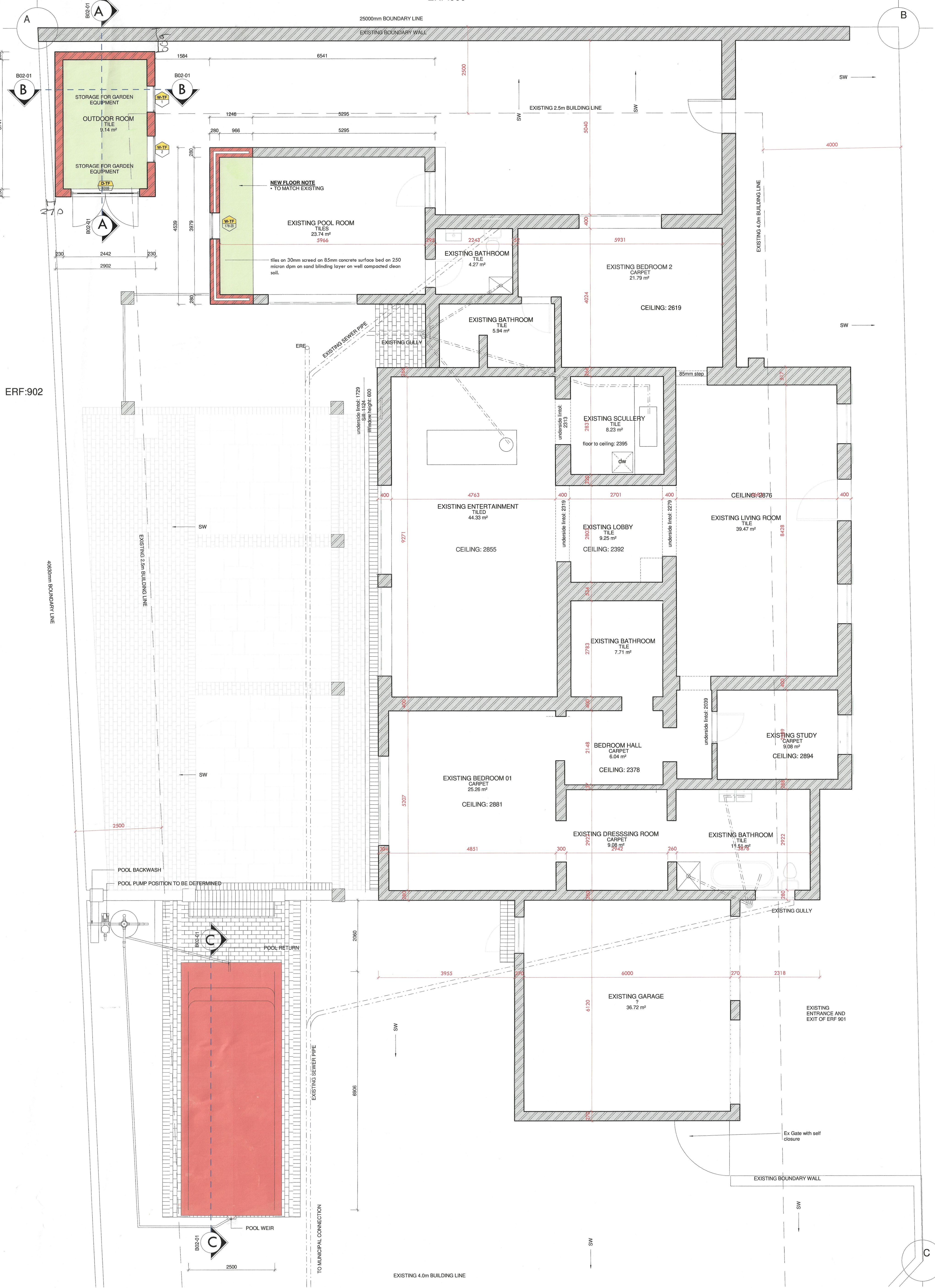
A handwritten signature in black ink, consisting of a series of loops and curves, is written over a horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

29/4/2025
DATE:

ERF:900

ERF:902



01 Ground Floor

1 : 50

CABRIERE STREET

SITE PLAN Copy 2

1 : 100

DANIEL HUGO ST

WINDOW TYPE: W-TF	
SCALE 1:50	ELEVATION
SYMBOL	W-TF
DETAILS	
DIMENSIONS	750 (L) x 1187 (H)
AREA PER UNIT	0.897
BELL HEIGHT	800mm
MARK	01 02 03 TOTAL 3
GLAZING	
TYPE	DOUBLE GLAZED
FINISH	NONE
FRAME	COLOR
TYPE	TIMBER
FINISH	PAINTED
IRONMONGERY	
HINGES	SWING
LOCK	SELF LATCHING
HANDLE	AS PER MANUFACTURER INSTRUCTION
BURGLAR BARS	
SANS 204	
MARK	01 02 03
SCOP AREA	YES
ENERGY ZONE	2
LATITUDE	33.914
ORIENTATION	EAST
SHADE DEVICE	P = 0
HEIGHT	H = 1187
EFFECT	U = 2.6
SANS 204	
MARK	03
SCOP AREA	YES
ENERGY ZONE	2
LATITUDE	33.914
ORIENTATION	WEST
SHADE DEVICE	P = 0
HEIGHT	H = 1187
EFFECT	U = 2.6

DOOR TYPE: D-FA	
SCALE 1:50	ELEVATION
SYMBOL	D-FA
DETAILS	
DIMENSIONS	750 (L) x 2000 (H)
AREA PER UNIT	2.627
MARK	TOTAL 1
DOOR	
TYPE	FLAT ARCHWAY
FINISH	NONE
FRAME	COLOR
TYPE	TIMBER
FINISH	PAINTED
IRONMONGERY	
HINGES	SWING
LOCK	SELF LATCHING
HANDLE	AS PER MANUFACTURER INSTRUCTION
SANS 204	
MARK	01 02 03
SCOP AREA	YES
ENERGY ZONE	2
LATITUDE	33.914
ORIENTATION	SOUTH
SHADE DEVICE	P = 0
HEIGHT	H = 2000
EFFECT	U = 2.6

WINDOW AND DOOR SCHEDULE

1 : 50

SANS 204	
DETAILS	
LATITUDE	33.912
ENERGY ZONE	YES
SCOP ZONE	2
OUTDOOR ROOM	
NEW GLAZING DETAILS	EXISTING DWELLING
ORIENTATION	AREA
• WEST	1.8m²
• NORTH-WEST	
• NORTH	
• NORTH-EAST	
• EAST SECTOR	
• SOUTH-WEST	2.46m²
• SOUTH	
• SOUTH-EASTERN	
TOTAL GLAZED AREA	4.26m²
NEW SANS 204	EXISTING SANS 204
OUT DOOR ROOM	GROUND FLOOR
NET FLOOR AREA	9.14m²
TOTAL EXISTING GLAZED AREA	36.88m²
FENSTRATION NET FLOOR AREA	46.61%
FENSTRATION NET FLOOR AREA	12.76%
NEW SANS 204	EXISTING SANS 204
OUT DOOR ROOM	GROUND FLOOR
NET FLOOR AREA	9.14m²
TOTAL EXISTING GLAZED AREA	36.88m²
FENSTRATION NET FLOOR AREA	46.61%
FENSTRATION NET FLOOR AREA	13.07%
NEW SANS 204	EXISTING SANS 204
OUT DOOR ROOM	GROUND FLOOR
NET FLOOR AREA	9.14m²
TOTAL EXISTING GLAZED AREA	36.88m²
FENSTRATION NET FLOOR AREA	46.61%
FENSTRATION NET FLOOR AREA	13.07%
NEW SANS 204	EXISTING SANS 204
OUT DOOR ROOM	GROUND FLOOR
NET FLOOR AREA	9.14m²
TOTAL EXISTING GLAZED AREA	36.88m²
FENSTRATION NET FLOOR AREA	46.61%
FENSTRATION NET FLOOR AREA	13.07%

ARCHITECT:	C.F. Grobler
NUMBER:	Pr Arch 21339
SIGNATURE:	
CLIENT:	JACQUES BOTHA
SIGNATURE:	

Revision Schedule		
Revision Number	Revision Date	Revision Description

BOUNDARY LINE	BUILDING LINE	ERF	901
A-B	25m	2.5m	ZONING
B-C	35.75m	4.0m	RESTRICTIONS
C-D	7.26m	4.0m	HEIGHT
D-E	13m	4.0m	COVERAGE
E-A	40.63m	2.5m	FAIR
KEYS			
NEW			
EXISTING			
AREA SCHEDULE			
NAME	AREA	COVERAGE	
SITE	984m²		
COVERAGE	343m²	30.8%	
EXISTING DWELLING	278m²		
EXISTING GARAGE	42m²		
NEW ADDITION	5.7m²		
NEW OUTBUILDING	12.2m²		
TOTAL	337.9m²		
NEW POOL	21m²		



B02-01

COUNCIL

ALL DIMENSIONS AND NOTES MUST BE CHECKED AND VERIFIED ON THE BUILDING SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. DIMENSIONS ARE INDICATED IN MILLIMETRES. DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. REFER ANY CONFLICTING INFORMATION AND DISCREPANCIES TO THE ARCHITECT AND OTHER RELEVANT CONSULTANTS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER SPECIALISTS DRAWINGS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL FENESTRATIONS THROUGH STRUCTURAL ELEMENTS TO BE VERIFIED WITH STRUCTURAL ENGINEERS. THE DRAWINGS ARE THE COPYRIGHT OF ENR GROBLER ARCHITECT (PTY) LTD.

Project No:	000
File:	D:\AA PROJECTS\110 Oak Cottage Extension\004-002_REV1_PROJECT\110 Oak Cottage Extension 07.rvt
Plot Date:	2024/08/16 15:01:01
PROJECT	OAK COTTAGE EXTENSION & ALTERATIONS
ADDRESS	3724 ERF 901 C/O KLIP STREET & CABRIERE STREET FRANSCHHOEK
SHEET NAME	PLANS
DRAWING NO:	B02-01