



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17415 (TP821/2024)

Our File Reference Number: Erf 1447, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE AND PERMISSION IN TERMS OF THE ZONING SCHEME : ERF 1447, 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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 1447, Franschhoek for:
 - 2.1.1 A technical approval application under Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, to allow an additional use for a second dwelling unit.
 - 2.1.2 A permanent departure application in terms of Section 15(2)(b) of the aforementioned bylaw, to relax the common building lines from 1m to 0m to accommodate these additions.
This includes a new study adjacent to Erf 1446 and new storage adjacent to Erf 1448.

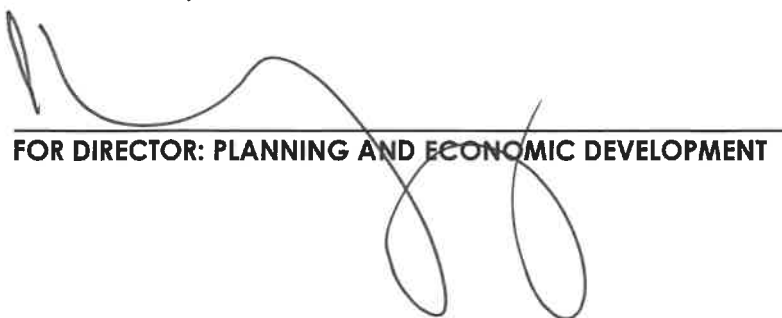
BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

- 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. 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.
 - 3.4. Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. Erf 1447, A10 -A12 Drawn by: Ana Corrochano, dated: 29 July 2024 and attached as (Annexure B).
 - 3.5. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.
4. The reasons for the above decision are as follows:
- 4.1 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.
 - 4.2 The proposal will not be detrimental to the existing streetscape.
 - 4.3 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
5. Matters to be noted:
- None
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

11/3/2025
DATE



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

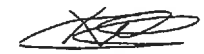
CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Salome Newman
From ▫ Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Xolani Tika
Date ▫ Datum: 08 November 2024
Our Ref ▫ Ons Verw: Civil LU 2802
Town Planning Ref: LU/17415
Re ▫ Insake: Erf 1447, Franschhoek: The application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a permission in terms of the zoning scheme to allow an additional use (technical approval) for the construction of a second dwelling unit on Erf 1447, Franschhoek. Additionally, the application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for a departure to relax the common building lines from 1m to 0m for the following additions on the property: A new study (adjacent to Erf 1446)- New storage (Adjacent to Erf 1448) on Erf 1447, Franschhoek.

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

1. Civil Engineering services

- 1.1 The municipal existing sewer and water connections must be used for the proposed second dwelling. No additional sewer and water connection are allowed, unless agreed by the Water Department.



Xolani Tika
Technician: Development (Infrastructure Services)

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AFILLAC

NEW SECOND DWELLING & ALTERATIONS
AND ADDITIONS TO THE MAIN DWELLING
17 Paris Crescent
ERF 1447, Franschoek
South Africa

GENERAL NOTES:

All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the architect's attention.
The architect accepts no responsibility for errors resulting from misinterpretation of the drawings. All dimensions are given in millimetres.
Drawings are to be read in conjunction with engineers' drawings.
Contractor to keep full set of drawings on site.
Contractor is responsible for the correct setting out of the building on site with particular reference to boundaries and building lines.
Contractor and Engineer to verify all levels and dimensions on site and check same against architect's drawings before commencing work.
Figured dimensions to be used in preference to scaled dimensions.
Large scale details to be used where available.

ALL BUILDING WORK TO BE DONE IN STRICT ACCORDANCE WITH
NATIONAL BUILDING REGULATIONS AND CONFORM TO STIPULATIONS AS
LAID DOWN BY LOCAL AUTHORITY.

SITE INFORMATION	
Erf size:	334 m ²
EXISTING DWELLING	
Existing Floor Area:	160 m ²
Existing Covered Area:	95 m ²
Existing Coverage:	28%
NEW ADDITIONS	
New additions:	
Proposed added Floor Area:	87 m ²
Proposed added Covered Area:	57 m ²
Total New Floor Area (New+Ex):	247 m ²
Total Covered Area (New+Ex):	152 m ²
Total New Coverage:	45.5%
MAIN DWELLING	
Ground Floor Area:	88 m ²
First Floor Area:	65 m ²
Total Area:	153 m ²
SECOND DWELLING	
Ground Floor Area:	64 m ²
First Floor Area:	30 m ²
Total Area:	94 m ²

NOTES:

FOUNDATIONS:
750x300 (25MPa) R.C. foundations to all new 280 and 230 walls.
700x250 (25MPa) R.C. foundations to all new 110 walls.
No portion of any foundation to project over any site boundary.
All foundation design to Engineer's detail and approval and to comply with SANS10161.

FOUNDATION WALLS:
280mm brick - cavity filled with concrete to u/s of stepped dpc's. All foundation walls to engineer's detail and approval.

SURFACE BEDS:
Generally 100mm thick concrete, but thickened to 250x600mm to accommodate 118mm internal walls. Sloe on 375 micron USB green DPC dressed up to level of FFL and backed up under Brickgrip. DPC laid on 50mm sand bedding on well compacted earth. Fill, where required, to be very well compacted and authorised and approved by engineer.

WALLS: (above ground)
For all new enclosed living spaces, 280 mm cavity walls. All brickwork to be type ROK bricks. All walls to have brickwork every 4th course and PVC ties. Butressing to walls exceeding 9.0m to engineer's spec. Provide sufficient lateral support as per SANS10400 Part K. The cavity walls together with 2.5 wire ties per sq.mt. All retaining walls as per Eng. specifications.
Provide piers or friction freestanding walls per rule KK11, Table 5 of SANS10400 or to engineer's spec.
Provide expansion joints to every 10.0m of freestanding wall.
Door and window reveals to have Guplas "Brickgrip" 250 micron dpc built in and left protruding through brickwork and plaster to form continuous barrier through wall into brick cavity.
Internal & External finish: plaster and paint.

DPH:
All dph's to be SABS approved and laid to manufacturer's spec. Dph is to finish at least 150mm above finished ground level or adjacent ground level.

LINTELS:
PC lintels over openings not exceeding 3000mm to extend min. 230mm beyond both sides of opening with Brickforce to be built in for 4 courses above and to manufacturer's and engineer's spec.

ROOF:
New metal pitched roof to engineer's spec. with min 75x50mm purlins @ max. 1200mm spacing. All structural timber to comply with SANS10163.

SKYLIGHTS:
Skylights to be installed according to manufacturer's and engineer's specifications.

SUSPENDED CEILING:
9 mm "Rhino" board on 38x38 bracing @ max. 450cs. Skimmed and painted min. three coats to later spec.

INTERNAL STEPS:
PC and mass brick steps to engineer's detail with finish to later specification. Min tread 250mm; max rise 200mm.

PLUMBING AND DRAINAGE:
All plumbing and drainage to be executed in accordance with NBR with approved materials throughout. Ventilate the head of each drain.
1. All drainage to comply with municipal regs. and SANS 10400 Section P.
2. All traps to have 75mm deep seal.
3. All waste pipes to be 50mm Ø UPVC unless otherwise stated.
4. All bends to be 90° radius slow bends.
5. All waste fittings to have anti-vacuum traps.
6. Min. depth of all soil pipes to be 600mm below ground level.
7. All soil pipes below buildings, walls, and driveways to be encased in 300 concrete.

RAINWATER:
Rainwater disposal to engineer's spec.
Gutters and rainwater downpipes to be provided as follows: 100 mm squared of downpipe provided per 1 meter squared of roof area and 700mm squared of gutter provided for 6 meters squared of roof area to meet the requirements of Part R of SANS10400.

POOL:
Pool construction to engineer's details. Pool fence to be min. 1.2m high and to have max. vertical openings of 100mm.
Pool to specialist spec. Backwash to sewer or garden, overflow to stormwater system.

FENCE:
New palisade fence to comply with pool fence requirements listed above.

LIGHT & VENTILATION:
All habitable rooms to have 10% of floor area natural light and 5% of floor area natural ventilation as per PART O of SANS 10400.
Provide mechanical ventilation (25Ltrs/Second) ducted to exterior and operated by light switch in any room that so requires where natural ventilation is not provided. Mechanical ventilation to engineer's spec.

DOORS AND WINDOWS:
Aluminium windows by approved supplier, colour to be agreed. Standards to be in accordance with the "General Specification for the Architectural Aluminium and Glass Products" December 1994. Windows to be sized as indicated on the elevations.
Door sections to be Regal or Palce.
Powder coating colour to be agreed.
The opening vents are to be in accordance with AAAMSA Performance Test Category A2.
Aluminium subcontractor to measure on site prior to final manufacture. All frames to be delivered to site taped, and glass protected with plastic. Subcontractor to take responsibility for waterproofing all window/door elements. Window and door section sizes to be approved by the architect prior to manufacture. Waterproof sealant all round doors/windows both sides. Approved brush weather seal to all opening sections. Shop drawings are to be provided by the aluminium manufacturer. Cils to be plastered externally.

GLAZING:
Glazing to doors and windows in excess of 1 metre square or less than 500mm above fl to be safety glazed in accordance with the NBR. Glazing of windows to be 6mm and of doors to be 8mm unless otherwise specified.
All glazing to adhere to part N of SANS10400.

BALUSTRADES:
50x12 steel handrail and with 50x12 steel stanchions at 1000mm c/s, bracketed and bolted to gms stringers/door slabs in Eng.'s detail. Staircase handrail height to be min. 1000mm above fl.

INTERNAL DOORS:
Frames: 70x90 selected hardwood
Doors: Internal - Semi solid doors. All doors and frames to be sealed as required.

SPACE HEATING:
All fireplaces/ closed combustion heating stoves to be designed and installed as per SANS 10400 Part V.
All flue pipes to be at least 200mm away from any combustible material. No combustible material within 500mm of hearth.

LOCALITY PLAN
SCALE: 1:500 @ A2

CLIENT'S SIGNATURE

Karin Cronje
Karin Cronje

ARCHITECT'S SIGNATURE

SACAP REG. PrArch52655685
Ana Corrochano Lopez
Ana Corrochano Lopez

COUNCIL SUBMISSION

29 JULY 2024

SITE PLAN / ROOF PLAN

SCALE: 1:100 @ A2

LOCALITY PLAN

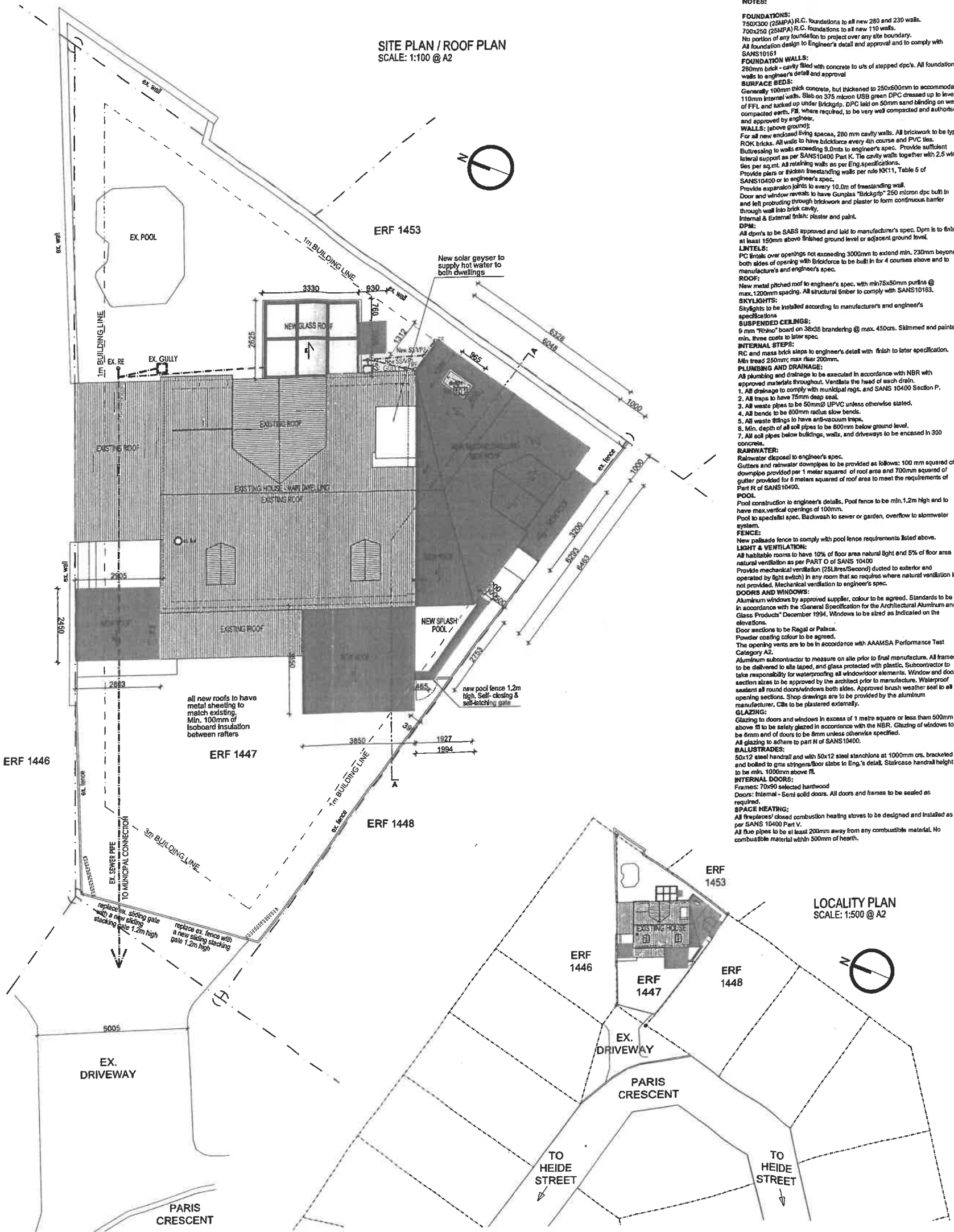
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A10

ANA CORROCHANO
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SITE PLAN / ROOF PLAN
SCALE: 1:100 @ A2



XA COMPLIANCE

R-VALUE CALCULATIONS

New external walls:
280 mm brickwork cavity walls, rendered externally and plastered internally
R Value= 0.7 > 0.6 (complies with XA)

New roof:
0.5mm metal roof sheeting on timber roof structure with 100mm Isoboard (XPS) and 12mm plasterboard ceiling
R value = 4 > 3.7 (complies with XA)

FENESTRATION CALCULATIONS

GROUND FLOOR STOREY

New Living room + Kitchen + Dining room

Net. Area: 35 m²

Fenestration Area: 9.7 m²

Ratio: 28% < 30%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W001	0.5 m ²	NNW	4.40	0.44	Aluminium	Double - Coated
W002	1.9 m ²	WSW	4.40	0.53 (shading)	Aluminium	Double - Coated
W003	5.6 m ²	SSW	4.40	Any solution	Aluminium	Double - Clear
W004	1.7 m ²	WSW	4.40	0.44	Aluminium	Double - Coated

New Bedroom 1

Net. Area: 11.5 m²

Fenestration Area: 3 m²

Ratio: 26% < 30%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W005	3 m ²	ESE	4.40	0.44	Aluminium	Double - Coated

New Bathroom 1

Net. Area: 3.5 m²

Fenestration Area: 1.7 m²

Ratio: 49% < 50%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W006	1.7 m ²	ESE	2.60	0.30	Aluminium	Double - Coated

New Toilet

Net. Area: 2.1 m²

Fenestration Area: 1 m²

Ratio: 48% < 50%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W007	1 m ²	NE	2.60	0.30	Aluminium	Double - Coated

Existing Living room + Kitchen

Net. Area: 37 m²

Fenestration Area: 15.5 m²

Ratio: 42% < 45%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W008	4.2 m ²	NE	3.00	0.40	Aluminium	Double - Coated

Study

Net. Area: 5.1 m²

Fenestration Area: 4.2 m²

Ratio: 82% > 60%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W009	2.4 m ²	NE	2.00	0.22	Timber	Double - Tinted & Coated
W010	1.8 m ²	WSW	2.00	0.22	Timber	Double - Tinted & Coated

FIRST FLOOR STOREY

Bedroom 2 + Bathroom 2 (internal walls are only 2.4m high)

Net. Area: 14.6 m²

Fenestration Area: 4.5 m²

Ratio: 31% < 35%

Window No	Area	Orientation	Max. U Value	Max.SHGC	Frame type	Glazing
W101	0.8 m ²	SSW	3.80	Any solution	Aluminium	Double - Clear
W102	3.7 m ²	ESE	3.80	0.40	Aluminium	Double - Coated

Roof window Area: 0.5 m²

Ratio: 3.4%, between 3% > < 5%

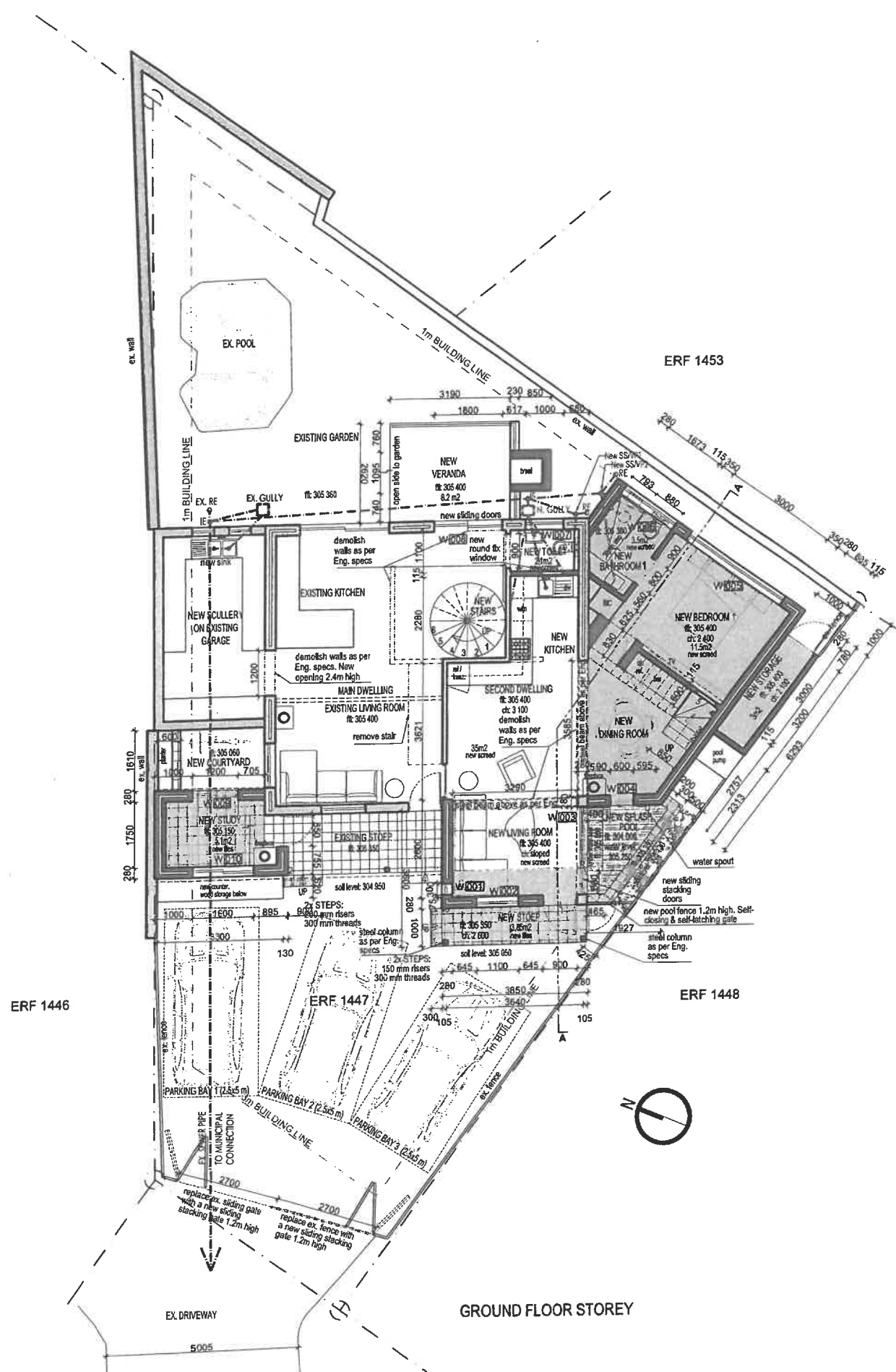
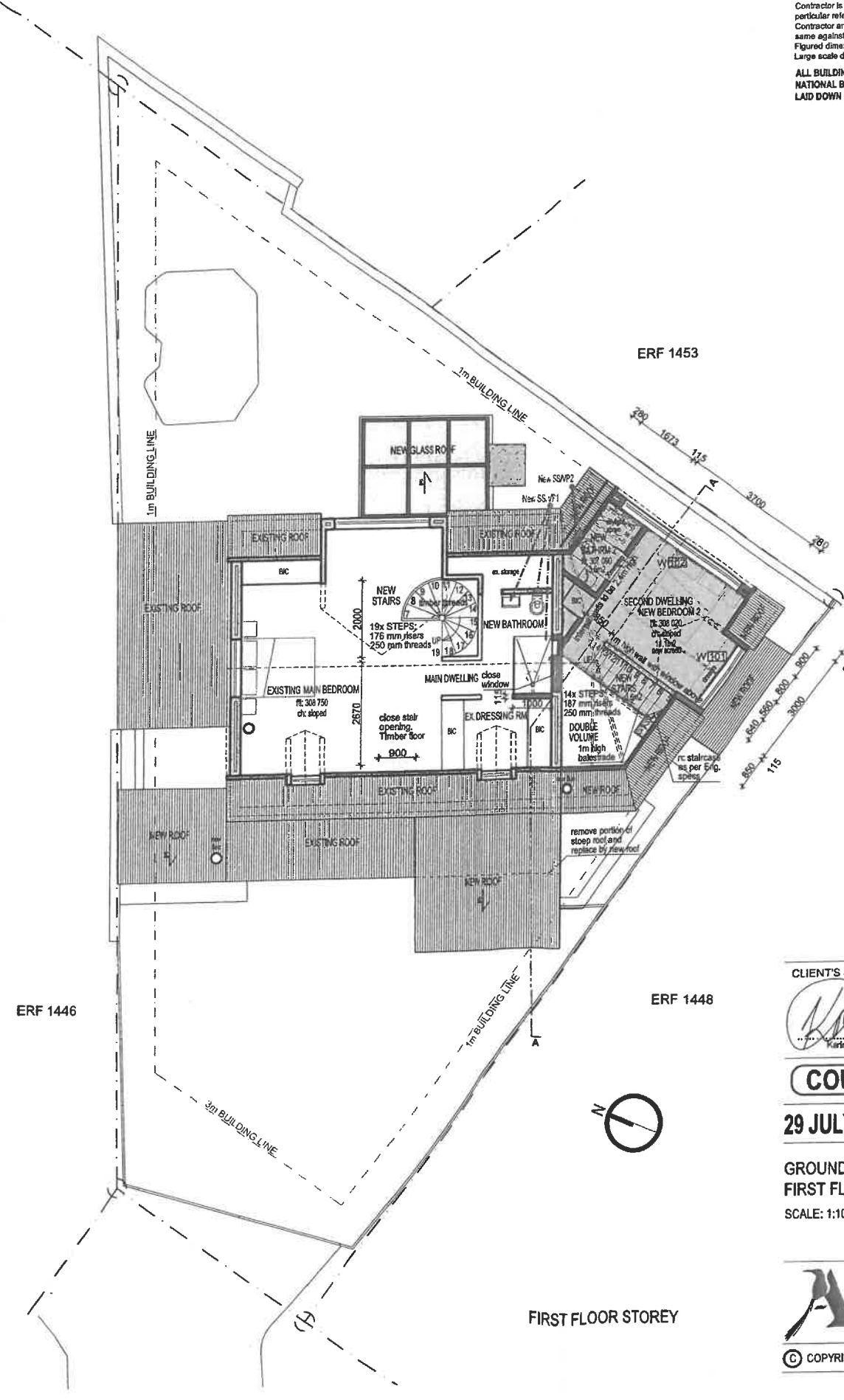
Window No	Max. U Value	Max.SHGC	Frame type	Glazing
SK101	5.8	0.50	Aluminium	Double - Coated

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Figured dimensions to be used in preference to scaled dimensions.
Large scale details to be used where available.

ALL BUILDING WORK TO BE DONE IN STRICT ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND CONFORM TO STIPULATIONS AS LAID DOWN BY LOCAL AUTHORITY.



CLIENT'S SIGNATURE: *[Signature]*
ARCHITECT'S SIGNATURE: *[Signature]*
SACAP REG. PrArchS2655695
Karin Cronje
Ana Corrochano Lopez

COUNCIL SUBMISSION

29 JULY 2024

GROUND FLOOR STOREY
FIRST FLOOR STOREY
SCALE: 1:100 @ A2

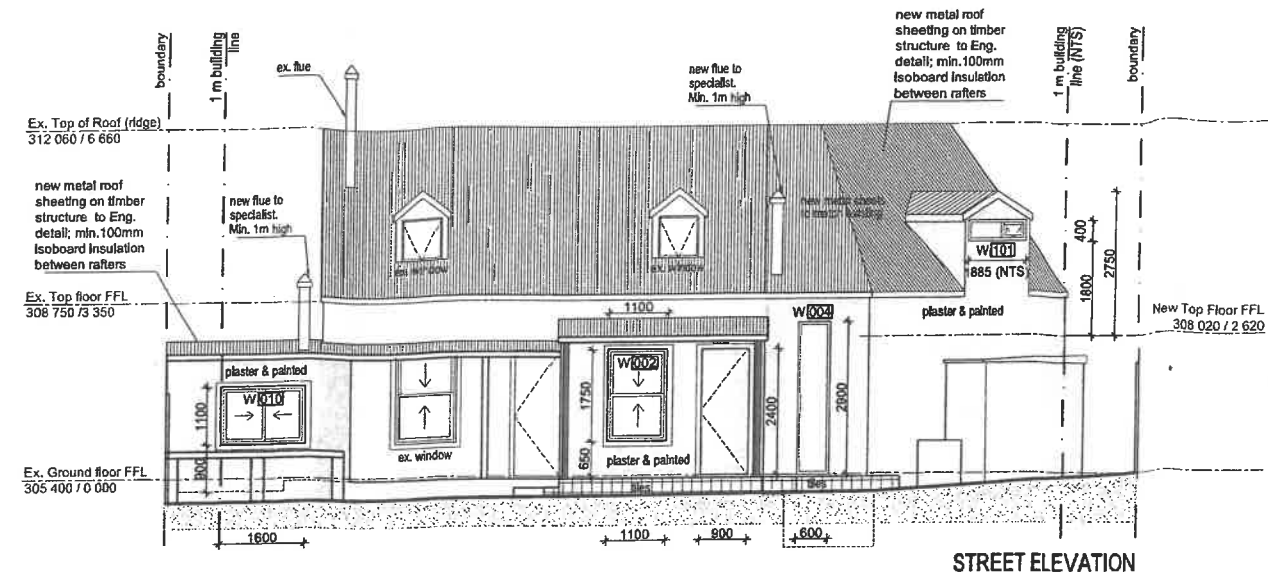
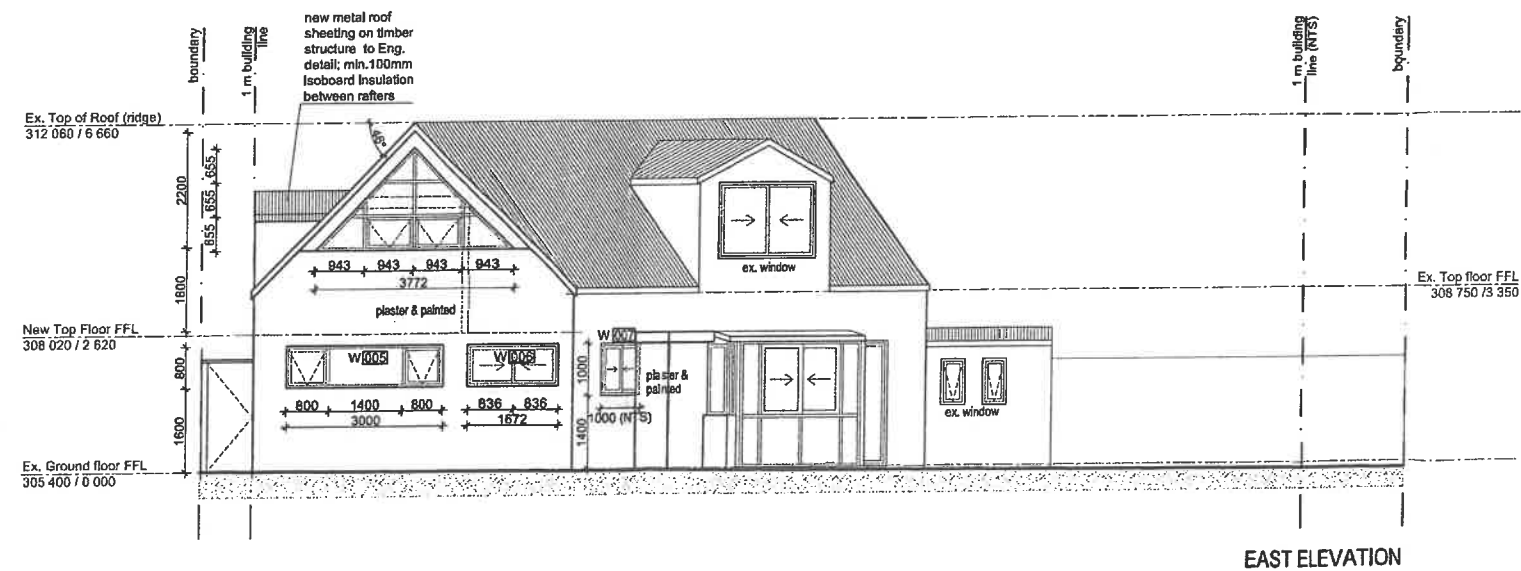
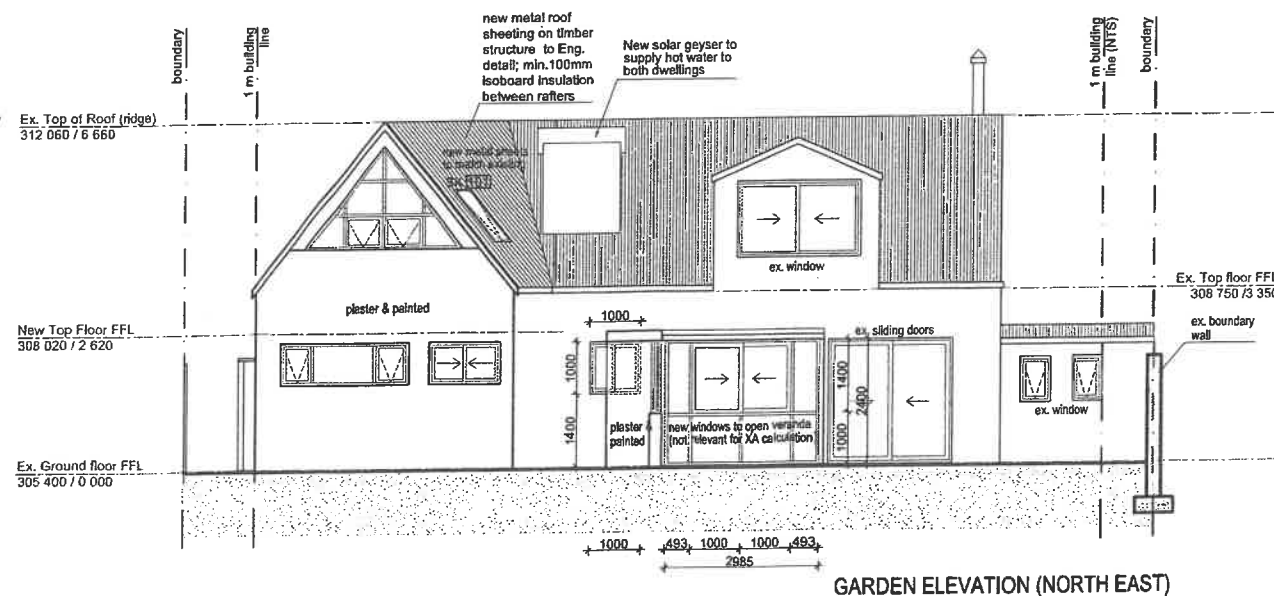
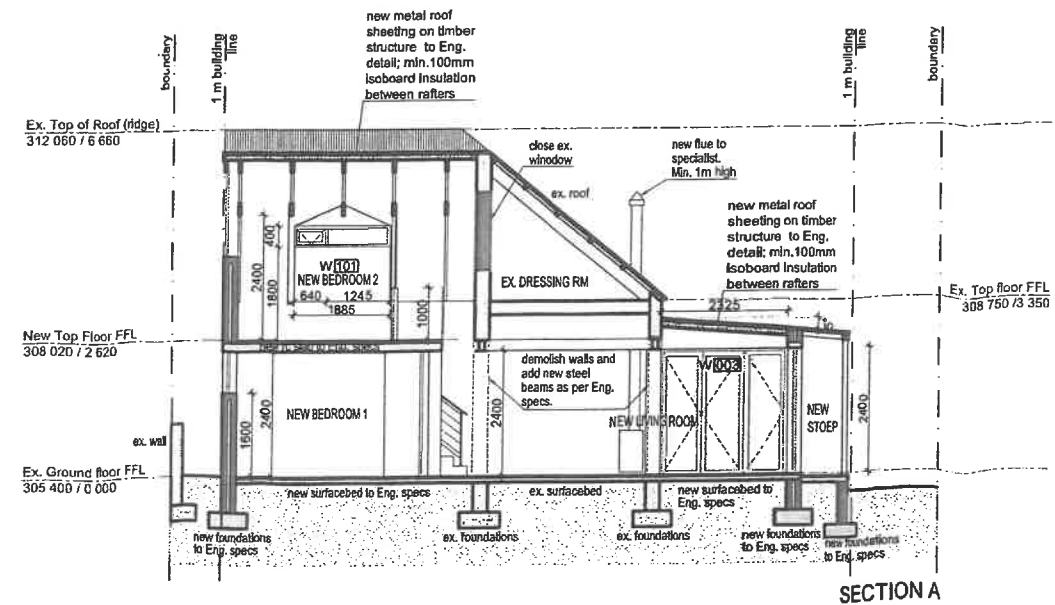
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COUNCIL SUBMISSION

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ELEVATIONS
SECTION A
SCALE: 1:100 @ A2

A12

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