



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1267/2025

Our File Reference Number: Erf 1787, 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 ON ERF 1787, 28 MERLOT DRIVE, LA PETITE PROVENCE ESTATE, 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)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 1787, La Petite Provence Estate, Franschhoek, for a departure:
 - 2.1.1 To relax the common building line from 2m to 0m (adjacent to Erf 1788) to extend the existing double garage to accommodate a laundry room.

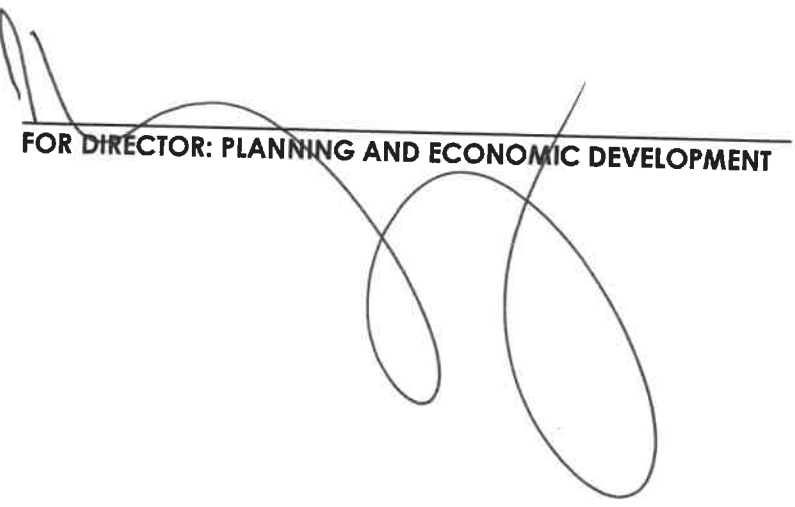
BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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.

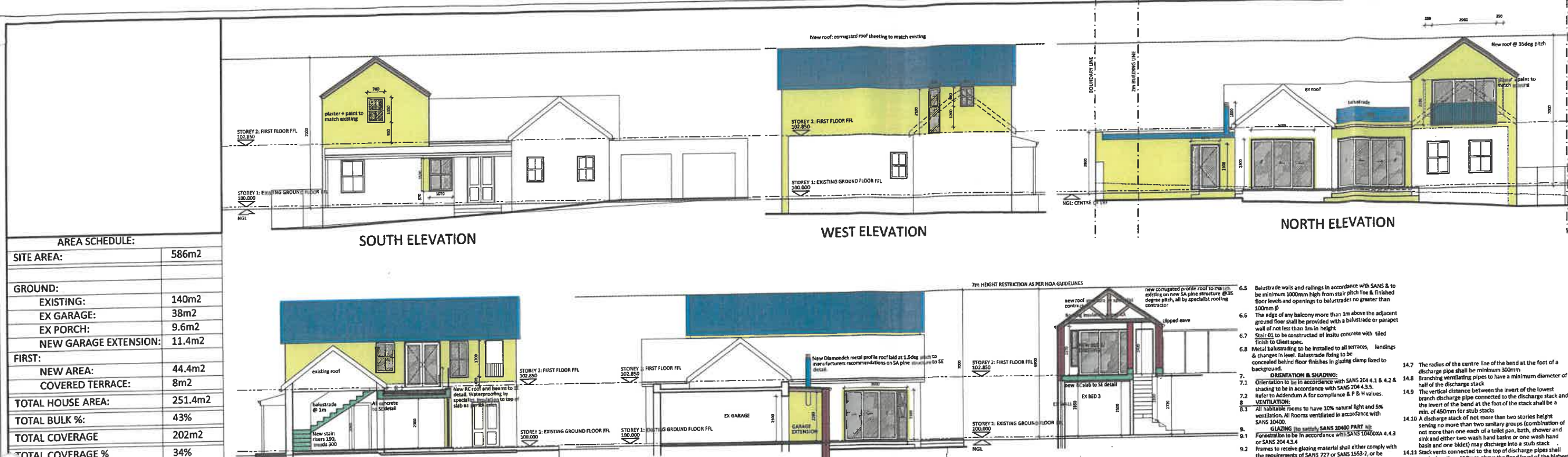
- 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation 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. 09.100, Drawn by: Grobler Architects, dated: 30.07.2024 and attached as (Annexure B).
- 3.5 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.
4. The reasons for the above decision are as follows:
- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
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.

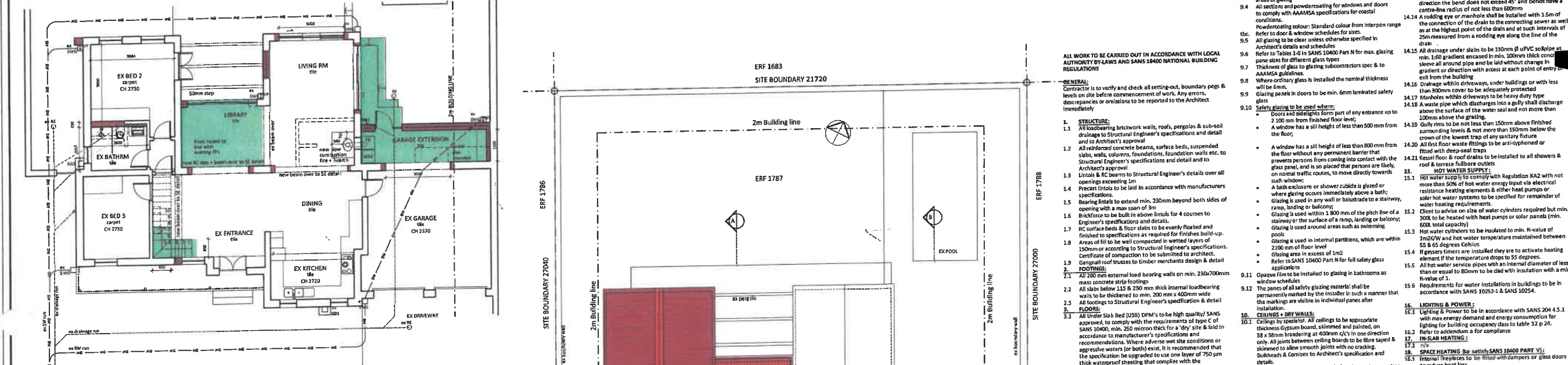
Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

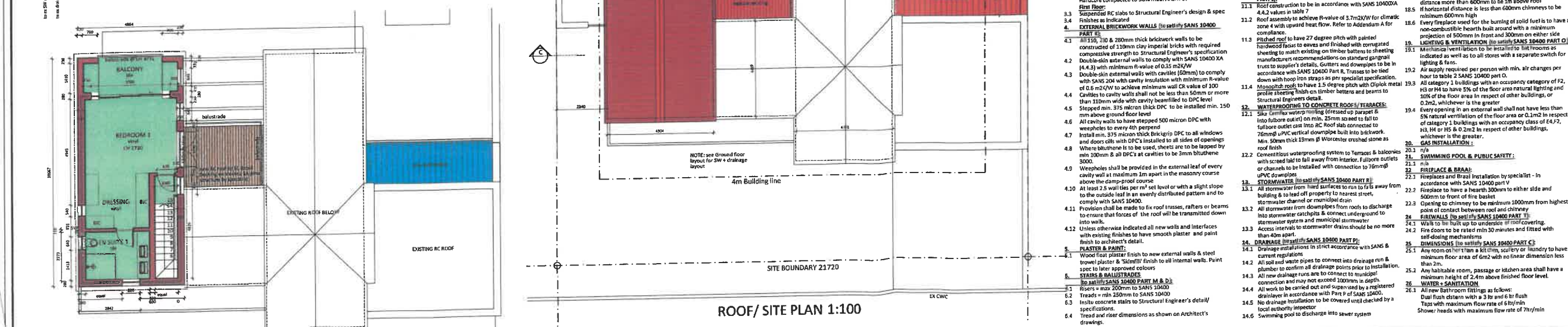
19/9/2025
DATE



SOUTH ELEVATION WEST ELEVATION NORTH ELEVATION SECTION A-A SECTION B-B/ EAST ELEVATION SECTION C-C



STOREY 01_GROUND FLOOR PLAN STOREY 02_FIRST FLOOR PLAN



ROOF/SITE PLAN 1:100

NOTES

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- THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS
- CONTRACTOR TO VERIFY AND CHECK ALL LEVELS AND BOUNDARY PEGS ON SITE. ANY ERRORS, DISCREPANCIES OR OMISSIONS ON DRAWINGS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, SERVICES OR OTHER SPECIALIST CONSULTANTS INFORMATION REQUIRED FOR THE COMPLETION OF THE PROJECT
- NO PART OF ANY STRUCTURE TO ENCRONCH ON ANY BOUNDARY LINE
- DO NOT SCALE THIS DRAWING & WORK FROM FIGURED DIMENSIONS ONLY
- ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

HOA NOTES:

- All new roofs to match existing
- All external wall to be plastered to smooth finish
- All walls painted to match existing
- All horizontal string courses and plaster mouldings and plastered opening surrounds in white
- All doors and windows in white
- All roof sheeting to be pre-painted, colour to match existing
- Fascias: to receive Torus moulding with max depth of 200mm, painted white
- Gutters: white alum cottage-section in long lengths with circular downpipes
- Balustrades in galv/ painted steel with vertical uprights at max 100mm centres
- Hot Water: No exposed geyser. Solar hot water panels to be mounted directly to roof with no additional mounting framework. Frame colour to match roof colour
- All trunking to be neatly installed at right angles to installation. All connections/ cabling to be painted wall colour

SIGNED: [Signature] DATE: 03-04-25

OWNER: NEIGHBOURING PROPERTY

PARTY: [Signature] DATE: 03-04-25

PROPERTY OWNER: [Signature] DATE: 03-04-25

ARCHITECT: DANA GROBLER Ph. Arch. REG. NO. 7531

FOR COUNCIL APPROVAL

REV	DESCRIPTION	DATE
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0	ISSUED FOR APPROVAL	30.08.2024
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1	UPDATED FOR HOA APPROVAL	17.02.2025
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GROBLER ARCHITECTS

076 7741 631/2 | info@groblersarchitects.co.za | www.groblersarchitects.co.za

HOUSE BOER/ GOODMAN

ALTERATIONS TO EX DWELLING

ERF 1787, LA PETITE PROVENCE

28 MERLOT DR, FRANSCHHOEK

SITE PLAN, FLOOR PLANS

SECTIONS, ELEVATIONS

DATE	SCALE	FORMAT
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30.07.2024	1:100	A1
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JOB NO	DRAWING NO	REVISION
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184	09.100	1
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