

NOTICE OF LAND DEVELOPMENT APPLICATION

INTERESTED AND AFFECTED PARTY

To Whom It May Concern

APPLICATION FOR CONSOLIDATION AND TECHNICAL APPROVAL: ERVEN 3759 & 3760 FRANSCHHOEK

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Uitkyk Street Franschhoek

Application Property Number: Erven 3759 & 3760 Franschhoek

Applicant: P-J le Roux Town Planners Pty Ltd (pj@pjlroux.co.za – 0760317607)

Owner: THOMAS NYGAARD

Application Reference: LU/18780 (TP1156/2025)

Description of land development proposal:

Application is made for the following:

- (i) In terms of **Section 15(2)(e)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for **Consolidation** of Erf 3759 & 3760 Franschhoek into one larger erf measuring 3048m² in extent.*
- (ii) 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 consolidated unit.*

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: P-J le Roux Town Planners Pty Ltd pj@pjlroux.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **(31 July – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).**

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (0760317607) during normal office hours.

Yours faithfully

Pierre-Jean le Roux
Pr. Pln A/803/1995
Ba Hons, M (TRP)
(MSAPI)

Email: pj@pjlroux.co.za / Cell No: 0760317607





REM 3287

673

1417

UITKYK STREET

TOTAL COVERAGE 30%

MAX 500m² (COVERAGE 33%)

MAX 150m²

MAX 150m²

MAX 500m² (COVERAGE 33%)

in SERVITUDE

2736

2737

3758

3759

3760

3761

REM 872

45

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



082 7820323

ORIGINAL NOTES:
ALL MATERIALS AND CONSTRUCTION METHODS TO
BE USED SHALL BE IN ACCORDANCE WITH THE
SANS 10400 SERIES AND ALL APPLICABLE LOCAL
AND NATIONAL REGULATIONS.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE APPROVED DEVELOPMENT PLAN AND
ANY VARIATIONS SHALL BE IN WRITING AND
FOR CONSIDERATION OF THE LOCAL AUTHORITY
CONSTRUCTION OFFICER.

UITKYK 33
FRANSCHHOEK

PLOT 3758 - 3761

PROPOSED SITE DEVELOPMENT PLAN

Tekening No/Drawing No

157/A / 102

Project/Project No

APRIL 2025

Drawn/Drawn By

Checked/Checked By

1 : 500

HB

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