

NOTICE OF LAND DEVELOPMENT APPLICATION

Erf 613
4 Heide Street
Franschhoek
7690

Dear LF & MA Meyer:

APPLICATION FOR CONSENT USE, PERMANENT DEPARTURES AND RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: ERF 612, FRANSCHHOEK

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

Application Property Address:	2 Heide Street, Franschhoek
Application Property Number:	Erf 612, Franschhoek
Applicant:	André Roux, ARoux Town Planning, andre@arouxplanning.co.za
Owner:	Hendrica Theodora De Gooijer
Application Reference:	LU/19537 (TP1011/2025)

Description of land development proposal:

- Application is made for **consent use**, to permit a second dwelling unit, and a tourist dwelling unit with a total of (4) bedrooms, **permanent departures** and **relaxation of restrictive title deed condition** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 612, Franschhoek.

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-useapplications-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: André Roux, ARoux Town Planning, Andre@arouxplanning.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 August 2026**.

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 021 180 3171 during normal office hours.

Yours faithfully
André Roux (Aroux Town Planning)

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Erf 613
4 Heide Street
Franschhoek
7690

Geagte LF & MA Meyer:

AANSOEK VIR TOESTEMMINGSGEBRUIK, PERMANENTE AFWYKINGS EN VERSLAPPING VAN TITEL AKTE BEPERKENDE VOORWAARDE: ERF 612, FRANSCHHOEK

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 2 Heide Straat, Franschhoek
Aansoek eiendom beskrywing: Erf 612, Franschhoek
Aansoeker: André Roux, ARoux Town Planning, andre@arouxplanning.co.za
Eienaar: Hendrica Theodora De Gooijer
Aansoek Verwysing: LU/19537 (TP1011/2025)

Besonderhede van die grondgebruiksaansoek:

- Aansoek word gedoen vir **toestemmingsgebruik**, om 'n tweede wooneenheid, en 'n toeriste-wooneenheid - met 'n totaal van vier (4) slaapkamers, toe te laat, **permanente afwykings** en **verslapping van title akte beperkende voorwaarde** ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, op Erf 612, Franschhoek.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-useapplications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

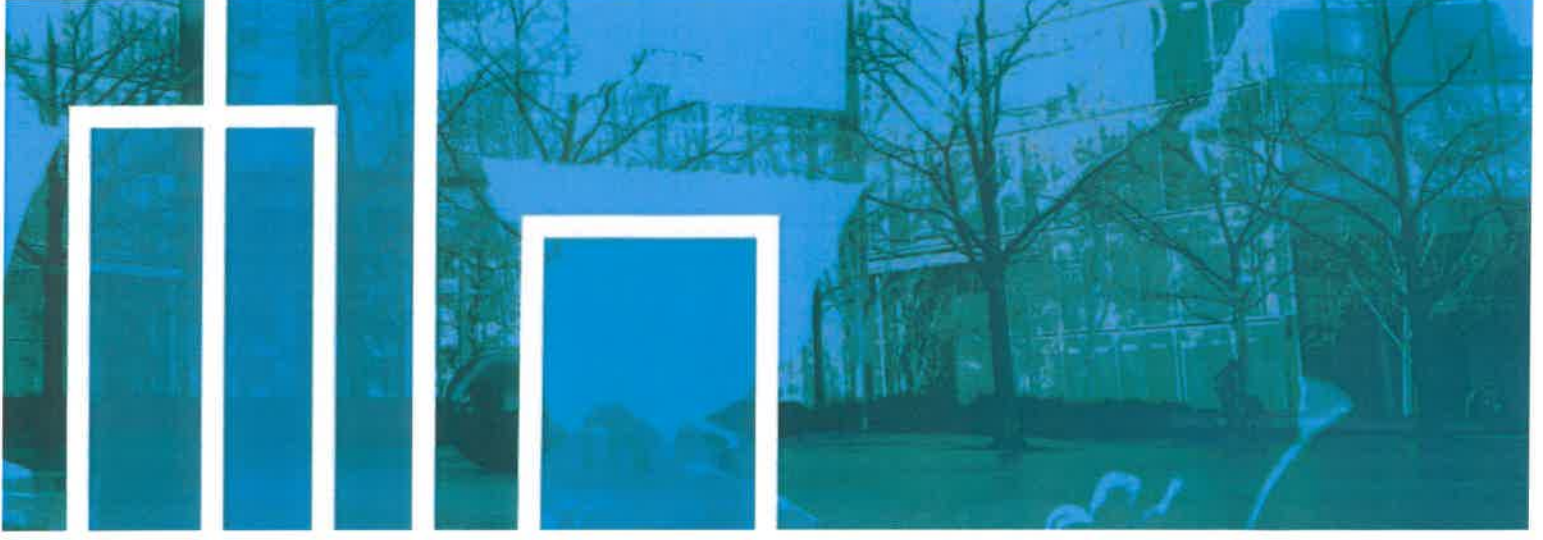
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: André Roux, Aroux Town Planning, Andre@arouxplanning.co.za. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **31 Augustus 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 180 3171 gedurende normale kantoor ure.

Die uwe
André Roux (Aroux Town Planning)



ERF 612, FRANSCHHOEK

**APPLICATION FOR COUNCIL'S CONSENT TO PERMIT A
SECOND DWELLING AND TOURIST DWELLING UNIT,
PERMANENT DEPARTURES FOR A BUILDING LINE
ENCROACHMENT AND OFF-STREET PARKING PROVISION,
AND COUNCIL'S CONSENT IN TERMS OF A TITLE DEED
CONDITION**

SUBMITTED TO THE STELLENBOSCH MUNICIPALITY

ON BEHALF OF HENDRICA THEODORA DE GOOIJER

May 2026

(Revision 3)

AROUX
TOWN PLANNING

Office: +27 (0)21 180 3171 | Cell: +27 (0)83 448 0376 | Email: andre@arouxplanning.co.za
Office B1, La Concorde Building, 57 Main Road, Paarl 7646

www.arouxplanning.co.za



REGISTERED AT



The South African
Council for Planners
SACPLAN

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Property and Application Details	1
1.2	Background	2
1.3	Statutory Information of the Property	3
2.0	LOCALITY AND CONTEXT.....	4
2.1.	Locality	4
2.2.	Character of the Area	4
3.0	PROPERTY DESCRIPTION & PROPOSED LAND USES.....	6
4.0	MOTIVATION.....	7
4.1.	Consistency with Planning Legislation (SPLUMA & LUPA)	7
4.2.	Consistency with Spatial Development Frameworks and Planning Policies	7
4.3.	Compliance with Zoning Regulations	10
4.4.	Impact on Municipal Engineering Services	12
4.5.	Impact on Heritage	12
4.6.	Desirability of the Application	12
5.0	CONCLUSION & RECOMMENDATION.....	14

LIST OF FIGURES

Figure 1	Regional Context
Figure 2	Local Context
Figure 3	Extract of the Stellenbosch Municipality Zoning Map
Figure 4	Aerial Image of the Property
Figure 5	The Franschhoek Spatial Development Framework Plan
Figure 6	Informal on-street parking adjacent to the subject property
Figure 7	Existing guest accommodation facilities in the area

LIST OF ANNEXURES

Annexure A	Stellenbosch Municipality Application Form
Annexure B	Power of Attorney
Annexure C	Copy of Title Deed
Annexure D	General Plan
Annexure E	Locality Map
Annexure F	Proposed Building Plans

1.0 INTRODUCTION

1.1 PROPERTY AND APPLICATION DETAILS

Table 1 below provides a summary of the property and application details (the land use application form is attached as **Annexure A**):

Table 1 – Property and Application Details	
Applicant	ARoux Town Planning
Property Description	Erf 612, Franschhoek
Property Address	2 Heide Street, Franschhoek
Registered Owner	Hendrica Theodora De Gooijer
Property Extent	1 216m ²
Municipality	Stellenbosch Municipality
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)
Current Zoning	Conventional Residential Zone
Overlay Zone	None
Current Land Use	Single dwelling house
Title Deeds	T51767/2013 (registered on 30 September 2013)
Title Deed Restrictions	Consent required to permit a building line relaxation. Application included.
Proposed Development / Land Use	<ul style="list-style-type: none"> • Council's Consent to permit a Second Dwelling. • Council's Consent to permit a Tourist Dwelling Unit. • Permanent Departure for street boundary building line encroachment. • Permanent Departure for off-street parking provision. • Council's Consent in terms of a title deed condition to permit a street building line relaxation.
Subject to PHRA / SAHRA	No
Subject to NEMA	No
Policy Compliant	Yes

The Application

Application is hereby made to the Stellenbosch Municipality in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning (2023), for the following in respect of **Erf 612, Franschhoek**:

- **Council's consent** to permit a second dwelling unit in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, read with Items 49(1), 51(1) and 51(2) of the Stellenbosch Municipality Zoning Scheme By-Law.
- **Council's consent** to permit a tourist dwelling unit within the main dwelling in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, read with Item 49(1) of the Stellenbosch Municipality Zoning Scheme By-Law.

- A **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning to permit a street boundary building line encroachment for the proposed outbuildings (storage sheds) with a setback of 0m in lieu of 4,0m from the Van Riebeeck Street boundary.
- A **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning to permit 2 off-street parking bays in lieu of 3 bays.
- **Council's consent in terms of a title deed condition**, namely condition C.6(b) of title deed T51767/2013, to permit the relaxation of the 4,72m street building line for the proposed outbuildings (storage sheds) with a setback of 0m

The above application is made by ARoux Town Planning on behalf of Hendrica Theodora De Gooijer, who is the registered property owner. A power of attorney is attached as **Annexure B**.

1.2 BACKGROUND

Erf 612, Franschhoek ("the property"), is located in the southern region of Franschhoek, within an established residential suburb. The property is zoned Conventional Residential Zone and is currently used as the owner's residence.

The property owner intends to convert the existing garage on the property into a second dwelling unit (granny flat) and to then move into this second dwelling unit and rent out the main dwelling unit as a short-term, self-catering tourist accommodation. This will involve making alterations to the existing dwelling house.

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, a second dwelling unit is allowed as an additional use, requiring only technical approval, provided the dominant use of the property remains the operator's residence (Item 51(2) of the by-law). However, in this case, the owner (as the operator) will reside full-time in the smaller second dwelling unit. Consequently, the dominant use will no longer be the owner's residence, and the second dwelling unit cannot qualify as an additional use. Application must therefore be made for Council's consent for a second dwelling unit.

Furthermore, the intended use of the main dwelling unit as a "tourist dwelling unit" (defined as a furnished unit rented out in full to transient guests on a self-catering basis) is not permitted as a primary use under the existing Conventional Residential Zoning. This use also requires Council's consent.

To accommodate both the proposed second dwelling unit and the operation of the main dwelling unit as a tourist dwelling unit, an application must be made to the Stellenbosch Municipality for Council's consent in terms of the Stellenbosch Municipality Zoning Scheme By-Law. An application for permanent departures is also required to permit a building line encroachment for the proposed storage sheds that encroach the Van Riebeeck Street building line, and also to permit a reduced off-street parking provision of two bays in lieu of three bays.

ARoux Town Planning has been appointed by the property owner to manage this land use application process and submit the required documentation to the Stellenbosch Municipality. This report, together with the attached annexures, serves as a comprehensive motivation for the land use application, providing all relevant details to assist the decision-making authority in reaching an informed decision.

1.3 STATUTORY INFORMATION OF THE PROPERTY

The property is registered as Erf 612, Franschhoek and is owned by Hendrica Theodora De Gooijer as confirmed in the title deed T51767/2013 (refer to copy of the title deed attached as **Annexure C**).

It should be noted that Condition C.6.(a). of the above title deed states the following:

“6.(a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.”

Based on the above, while the condition stipulates that the property may only be used for the construction of a single dwelling, it also states that, in the event that the property is included in a township zoning scheme, the Municipality may permit any other building that the zoning scheme permits, subject to the conditions contained in this zoning scheme.

As the Stellenbosch Municipality Zoning Scheme By-Law permits a second dwelling unit as an additional use or with Council's consent, the proposal is not in contravention of this title deed condition, provided that the necessary approvals are obtained in accordance with the zoning scheme regulations.

Condition C.6.(b) should also be noted, which states the following:

“6.(b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 4,72 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens gemeen aan enige anagrensnde erf opgerig word nie...”

The proposed storage units encroach on the 4,72m street building line, but such an encroachment is permitted with the permission of the Administrator. An application for Council's consent to permit this encroachment is therefore included with this application.

There are no servitudes registered over the property (refer to the General Plan attached as **Annexure D**).

The property is zoned Conventional Residential Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019).

2.0 LOCALITY AND CONTEXT

2.1 LOCALITY

The property is situated on the corner of Van Riebeeck Street and Heide Street within the southern region of the Franschhoek residential area. The property is located approximately 30m from the intersection with Nerina Street and 200m north of Lambrechts Road (R45) (refer to **Figures 1 and 2**). A locality map is attached as **Annexure E**.

2.2 CHARACTER OF THE AREA

The local area is a low- to medium-density residential neighbourhood, with most properties containing single- or double-storey dwelling houses. A number of properties in the area are utilised as guest accommodation facilities, either in the form of bed and breakfast establishments, guest houses or self-catering dwellings.

Most properties in the area are zoned Conventional Residential Zone. The area also accommodates public parks, such as Patrysfontein Park (Erf 23), zoned Public Open Space Zone, situated to the west of the property (refer to **Figure 3**).

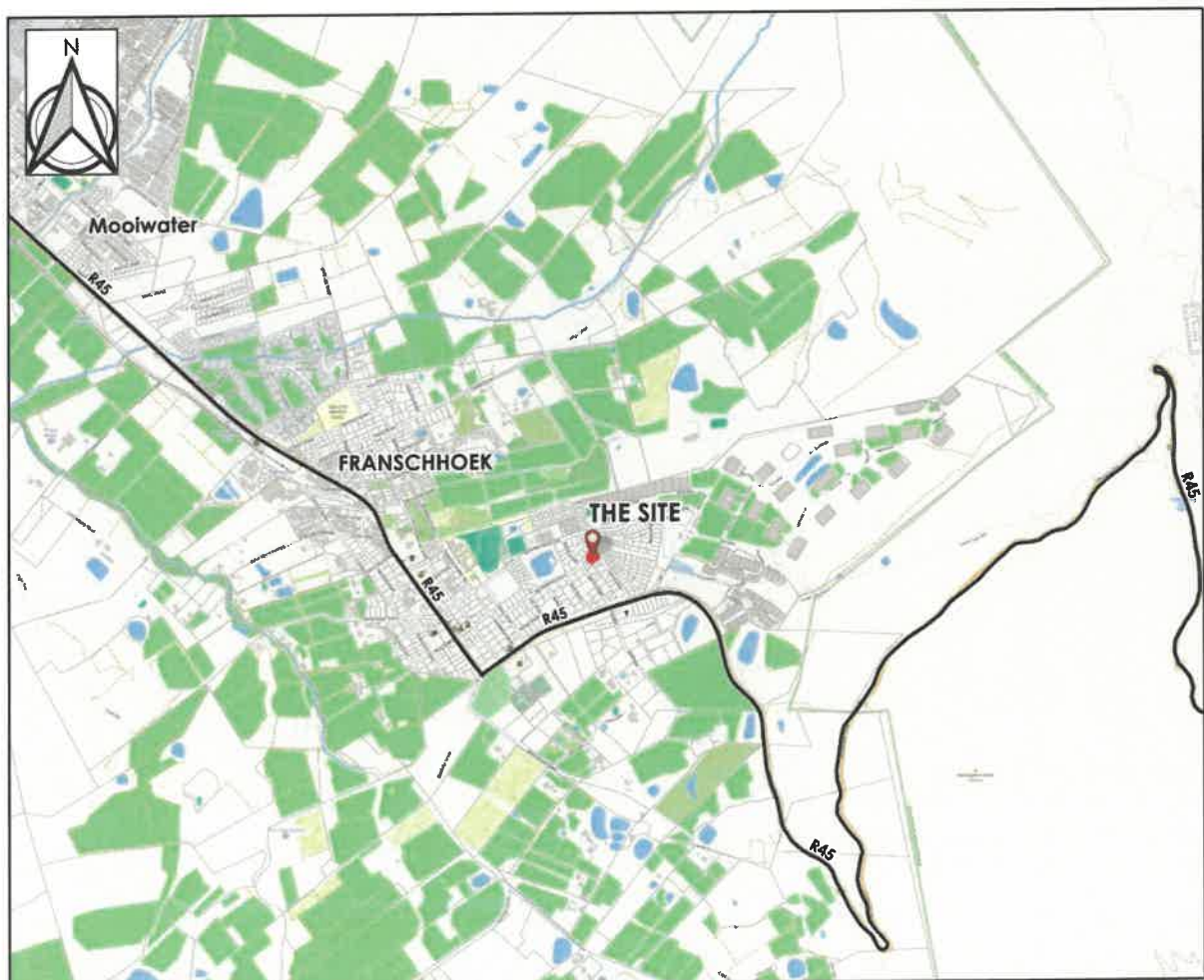


Figure 1 – Regional Context



Figure 2 – Local Context



Figure 3 – Extract of the Stellenbosch Municipality Zoning Map

3.0 PROPERTY DESCRIPTION & PROPOSED LAND USES

The property contains an existing single storey dwelling house, currently utilised as the residence of the owner. The dwelling house has an existing total floor area of 265m². Pedestrian and vehicular access derived from Heide Street (refer to **Figure 4**).

The proposal entails alterations to the existing dwelling house which includes the conversion of the exiting garage to a second dwelling unit (granny flat) and other internal improvements to the dwelling house. A new roof over the existing patio area in the back yard is also proposed. This will result in the floor area to be increased to 336m².

Although the garage is being removed, sufficient space is still available to provide for two off-street parking bays. Copies of the proposed building plans are attached as **Annexure F**.

As mentioned, it is proposed for the owner of the property to reside within the second dwelling unit within the dwelling house. The main dwelling house is proposed to be rented out on a short-term self-catering basis. The owner of the property will manage the proposed tourist dwelling unit and assist with the guests.



Figure 4 – Aerial Image of the property.

4.0 MOTIVATION

Section 65 of the Stellenbosch Municipality Land Use Planning By-Law (2023) stipulates that the Municipality must have regard to a set of prescribed criteria when it considers a land use application. The following sections are an assessment of the application in terms of said criteria and serves as the motivation for the approval of this application.

4.1 CONSISTENCY WITH PLANNING LEGISLATION (SPLUMA & LUPA)

The proposal adheres to the development principles as specified in the Spatial Planning and Land Use Management Act No.16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act No.3 of 2014 (LUPA), as elaborated below.

- ***Spatial Justice*** - The proposal contributes to the principle of spatial justice and redressing of past spatial and other development imbalances as it contributes towards creating inclusive economic opportunities and improved utilisation of land;
- ***Spatial Sustainability*** – The proposal contributes positively to the economic viability of the property and promotes and stimulates the effective functioning of land markets. The proposal does not affect any natural habitat, heritage and tourism resources or ecological corridor and environmentally protected areas;
- ***Efficiency*** – The proposal optimises the use of existing resources and infrastructure and is in support of existing land uses in the surrounding area.

4.2 CONSISTENCY WITH SPATIAL DEVELOPMENT FRAMEWORKS AND PLANNING POLICIES

4.2.1 Western Cape Provincial Spatial Development Framework (PSDF)

The PSDF's policy framework covers Provincial spatial planning's three interrelated themes, namely (1) Sustainable use of the Western Cape's spatial assets, (2) Opening-up opportunities in the Provincial space-economy, and (3) Developing integrated and sustainable settlements. The proposed land use relates to these themes in the following manners:

Sustainable Use of Spatial Assets

The PSDF recognises the Western Cape as a world class tourism destination, given the attraction and authenticity of rural landscapes of scenic, cultural and natural splendour and emphasises that the Province's biodiversity and agricultural resources should be protected.

Due to the popularity of the Franschhoek valley and the number of tourists visiting the area, there is high demand for the provision of tourist accommodation facilities.

Although existing underutilised buildings on agricultural and rural properties should be used as tourist accommodation, additional tourist accommodation opportunities should also be provided within the urban area to reduce the pressure of developing more tourist accommodation establishments outside of the urban edge, to the detriment of agricultural operations and rural landscapes.

Opening-up opportunities in Space-economy

According to the PSDF, mixed land use and economic diversification in urban and rural land markets must be incentivised. The use of the property as a tourist dwelling unit contributes to the local tourism industry of Franschhoek and supports the growth of the local economy.

Developing Integrated and Sustainable Settlements

The PSDF promotes a response to enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns.

Franschhoek is not only a residential village but also functions as an important tourist destination and a hub for tourist accommodation. The tourist dwelling unit on the property supports this function. This application will not result in any form of additional development and therefore protects the existing structure and built form of Franschhoek.

Summary

It is evident from the above that accommodating a tourist dwelling unit on the property supports the local tourism industry and contributes positively to the local space-economy without impacting negatively on the function and character of Franschhoek. The proposal is therefore considered to be in line with the policies of the PSDF.

4.2.2 Stellenbosch Municipality Spatial Development Framework (SSDF)

The **Stellenbosch Municipality Spatial Development Framework (SSDF)**, approved by Council in 2023, identifies seven key principles for spatial development and management within the municipality, namely:

1. Maintain and grow natural assets;
2. Respect and grow our cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
4. Clarify and respect the different roles and functions of settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on critical lead projects;

This application supports the above principles in the following ways:

- **“Maintain and grow natural assets”:** The property is situated within the urban edge of Franschhoek and does not impact negatively on the area’s natural assets.
- **“Respect and grow our cultural heritage”:** While the existing dwelling has no heritage value, the use of the property as a tourist dwelling unit and second dwelling unit, both within the existing dwelling house, supports the preservation of the area's character. This ensures that the neighborhood’s cultural and visual appeal is respected and well-maintained.
- **“Clarify and respect the different roles and functions of settlements”:** Franschhoek is identified as a centre for tourism and culture with limited growth potential. The proposal supports the tourism function of this settlement.
- **“Ensure balanced, sustainable communities”:** The proposal supports infill development and the adaptive re-use of existing structures.

The Franschhoek Framework Plan confirms that the property is situated within the Urban Edge and within an area with no spatial delineation (refer to **Figure 5**). The SDF’s Plans and Settlements Proposals for Franschhoek supports a focus on improving living conditions for existing residents as opposed to significant new growth.

The proposed second dwelling and tourist dwelling unit will be established within an existing dwelling house inside the Franschhoek urban area. The application therefore supports the SDF’s proposals for Franschhoek as it supports inwards growth of the town and economy without having any impact on the existing urban character of the area.

The proposal is therefore deemed to be aligned with the SSDF.

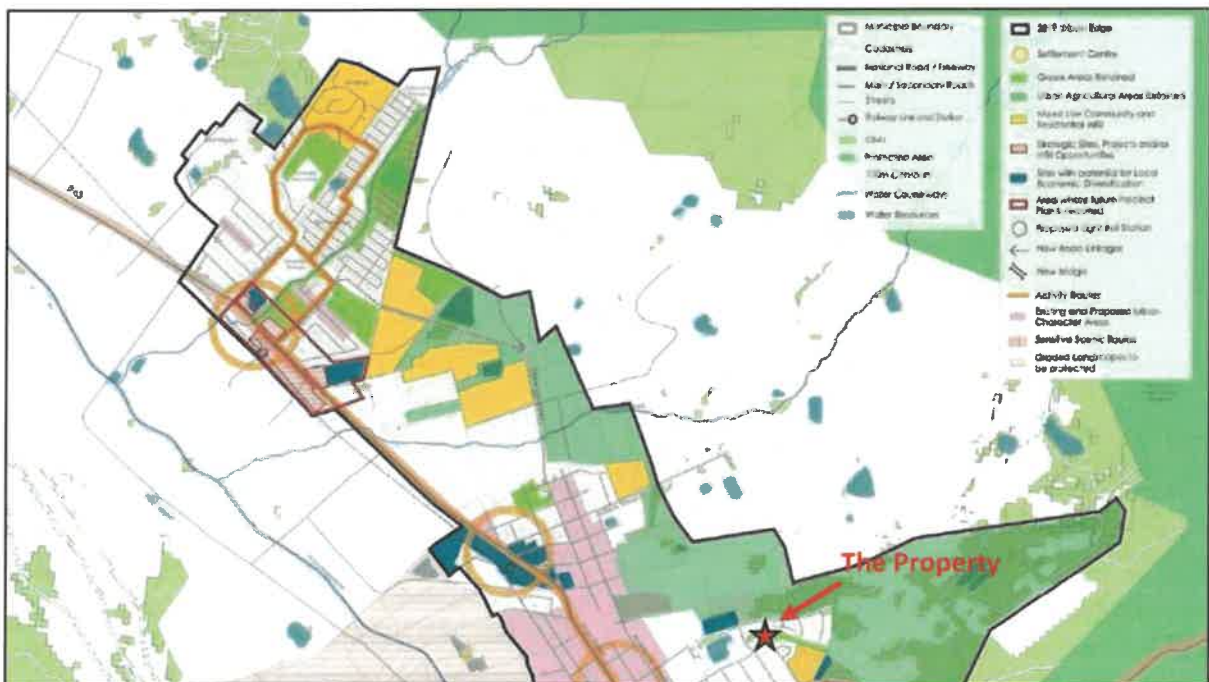


Figure 5 - The Franschhoek Spatial Development Framework Plan

4.3 COMPLIANCE WITH ZONING REGULATIONS

4.3.1 Land Use

The property is zoned Conventional Residential Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019). A tourist dwelling unit is not permitted as a primary land use right in this zoning but may be allowed with Council's consent. Therefore, application is made for Council's consent for the main dwelling house to be used as a tourist dwelling unit.

Additionally, a second dwelling unit is permitted as an additional use, subject to technical approval. However, Sections 51(1) and 51(2) of the Stellenbosch Municipality Zoning Scheme By-Law (2019) state the following:

51(1) "Any deviation from these parameters requires a consent use application in terms of Planning Law."

51(2) "The operator of an additional use activity shall reside on the land unit from which the additional use activity is conducted, and the dominant use of the land unit shall remain the operator's residence."

As the property owner will reside in the smaller second dwelling unit, the property's dominant use will not be the owner's / operator's residence. Therefore, the second dwelling cannot be permitted as an additional use, and application must be made for Council's consent to permit a second dwelling.

4.3.2 Development Parameters

The proposal mostly entails relatively minor internal alterations. The total floor space, coverage and height of the dwelling house are not being increased and therefore these parameters are still being complied with. However, two new storage sheds are proposed along the Van Riebeeck Street boundary, over the 4,0m street building line (the sheds have 0m setbacks). Application is therefore made for a departure to permit this building line encroachment. Additionally, only two off-street parking bays are proposed on the property, therefore, application is made for a departure to permit the provision of two off-street parking bays in lieu of three bays.

4.3.3 Motivation for building line departure

The building line encroachment involves two small outbuilding only, namely a bicycle shed and storage shed. These outbuildings are minor temporary structures which are only 2,1m in height. It does not impact negatively on any surrounding property or on the streetscape.

4.3.4 Motivation for Off-Street Parking departure

The Stellenbosch Municipality Zoning Scheme By-law requires the provision of two off-street parking bays for a dwelling house with two or more bedrooms and one additional bay for a secondary dwelling unit. Accordingly, a total of three off-street parking bays is required for the subject property.

The available space on the property only allows for two off-street parking bays. The proposal, therefore, seeks a permanent departure to reduce the requirement of three off-street parking bays in order to permit a total of two parking bays, one bay per dwelling unit.

The proposed land use introduces a low-intensity tourist dwelling unit within the existing four-bedroom dwelling. The use is characterised by short-term, intermittent occupancy rather than permanent residential use. As such, the parking demand that is associated with the tourist dwelling unit will be lower in comparison to the parking demand of a permanent household. It should be emphasised that the scale of the tourist dwelling unit inherently targets small families, which typically requires one parking bay given that small families typically make use of a singular vehicle or e-hailing services. The provision of one parking bay is therefore deemed sufficient and appropriate for the proposed tourist dwelling unit.

It should also be noted that the property is located adjacent to a public open space area, with additional on-street parking opportunities along Heide Street which can accommodate a number of parking bays directly adjacent to the property. This provides supplementary parking to the property, thereby mitigating any potential shortfall in on-site provision. These on-street parking bays do not affect the traffic flow in Heide Street and provide safe and convenient alternative parking without affecting adjacent property owners.



Figure 6: Informal on-street parking adjacent to the subject property

In light of the above, the departure is considered to be reasonable and desirable.

4.4 IMPACT ON MUNICIPAL ENGINEERING SERVICES

The property is currently serviced with electricity, water, and sewerage infrastructure. The additional services demand for the one additional dwelling unit is negligible. The proposal will therefore not result in a negative impact on municipal engineering services.

4.5 IMPACT ON HERITAGE

The existing building is not older than 60 years of age and does not have any heritage significance. The application will therefore not result in a heritage impact of the building or the character of the area.

4.6 DESIRABILITY OF THE APPLICATION

The proposed second dwelling and tourist dwelling unit is deemed desirable for the following reasons:

- Franschhoek is a popular tourist destination and is known for its tourist accommodation provision. This includes several existing tourist accommodation facilities that are provided within the vicinity of the property, such as the Petit & Grande Plaisir self-catering accommodation on Erf 613, Protea & Grand Plaisir (Erf 623), C'est La Vie (Erf 1593), Daisy Place (Erf 602), Mirabelle Guesthouse (Erf 3845), Small Wonder Guest Villa (Erf 3489), etc (refer to **Figure 7** on the following page). The tourist accommodation land use is therefore consistent with the existing residential and tourist accommodation character of the area.
- The proposed tourist dwelling unit supports the local tourism industry and contributes to local economic growth as it provides accommodation opportunities for tourists who visit the commercial enterprises in the area.
- The proposed second dwelling and tourist dwelling unit are established within the existing dwelling house, with no external additions proposed. All alterations are internal and will not change the character of the building or property. The application therefore does not result in a negative impact on the heritage character of the area.
- The proposed land uses will not result in a negative traffic impact. The provision of two off-street parking bays is in keeping with the expected demand originating from one tourist dwelling unit with intermittent occupancy and one secondary dwelling unit with permanent occupancy.
- The proposal will not impact negatively on the surrounding property owners and residents. Although the dominant land use will be used by tourists, it remains a single residential land use and does not accommodate any non-residential activity that will impact on the use or enjoyment of the surrounding properties. The property owner will still reside on the property to manage guests.

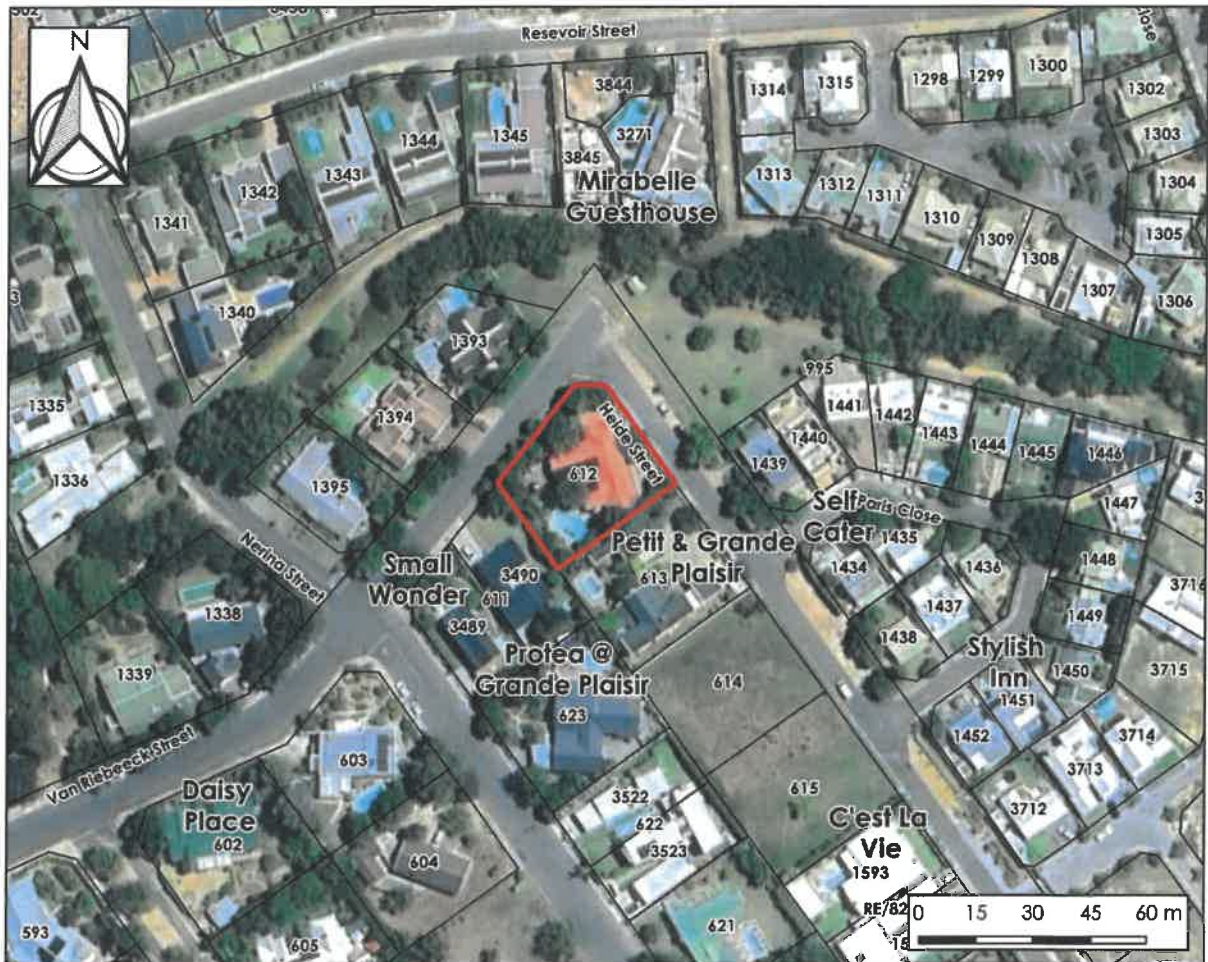


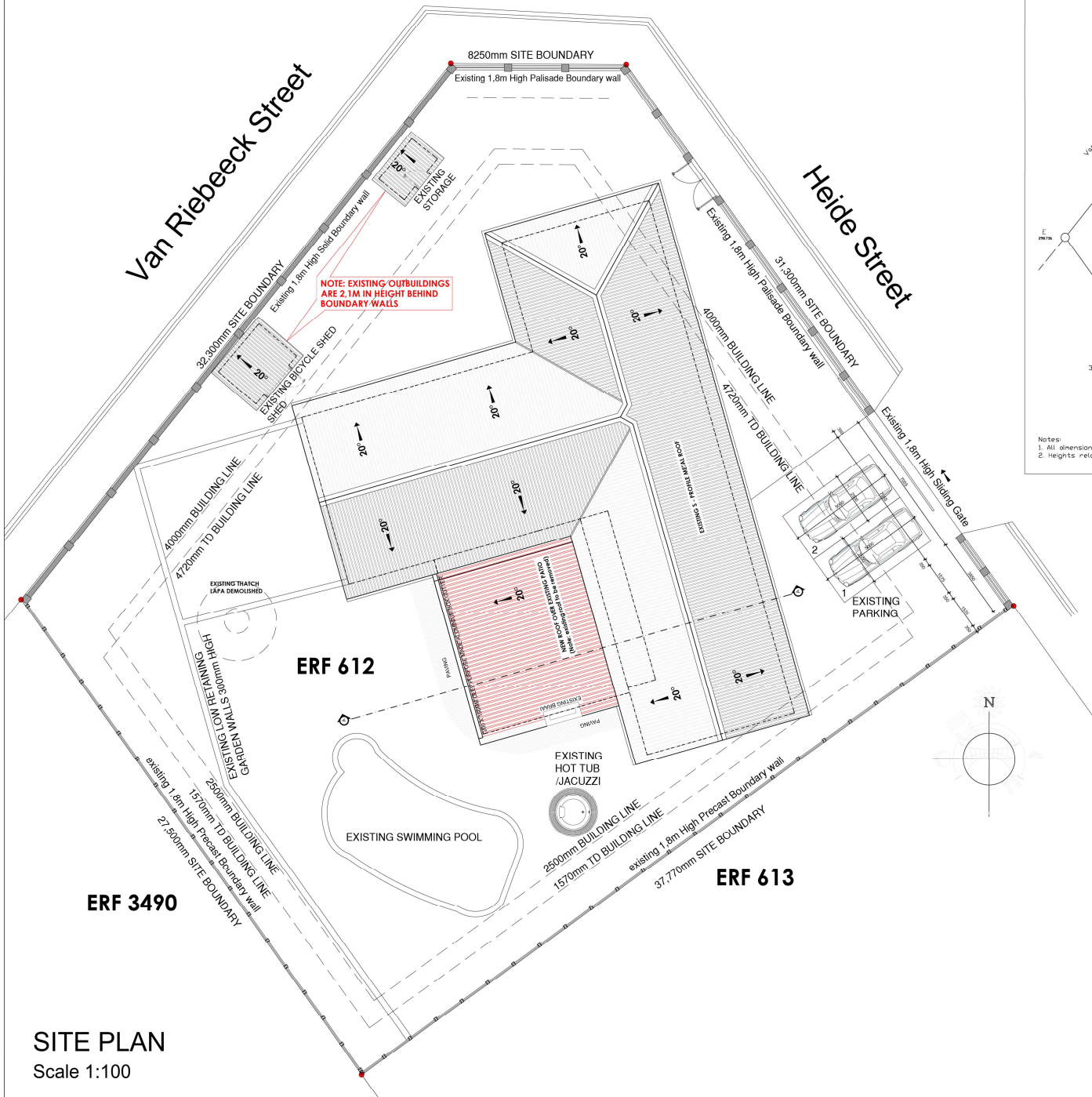
Figure 7 – Existing guest accommodation facilities in the area.

5.0 CONCLUSION & RECOMMENDATION

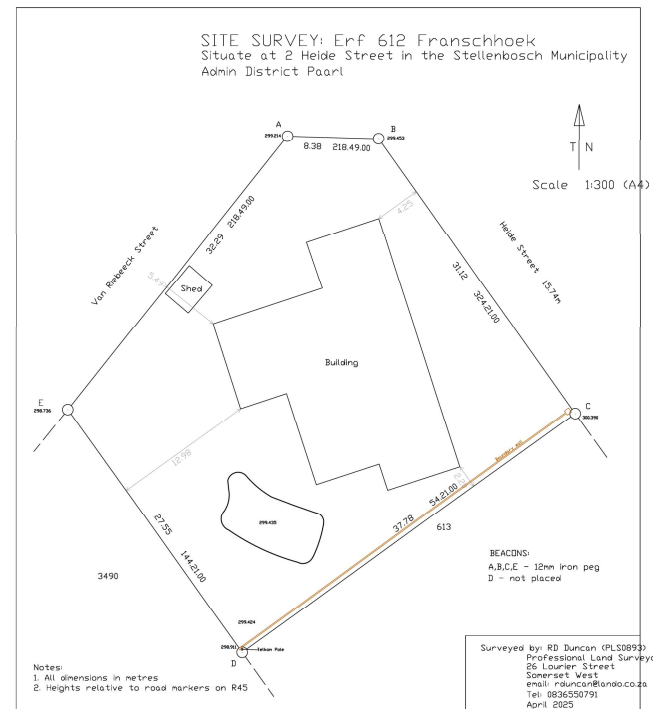
It has been demonstrated that the application to permit a second dwelling and tourist dwelling unit on the property is desirable and will not have a negative impact on any surrounding property. The following is highlighted in conclusion:

- Application is made to permit a second dwelling and tourist dwelling unit within the exiting residential building on the property. Only internal alterations are proposed to create the required space.
- The proposed tourist accommodation land use is consistent with the character of the area, which contains many existing guest accommodation facilities, including bed and breakfast establishments and guest houses.
- The proposal supports the local tourism industry and local economic growth as it will accommodate visitors to the area.
- The proposal does not result in a negative heritage impact. The building is not older than 60 years and is not situated within a heritage protection area.
- The proposed reduction in off-street parking provision is considered consistent with the anticipated parking demand associated with a tourist dwelling unit, which typically accommodates a small family at a time, together with a second dwelling unit intended for permanent occupancy. Therefore, the provision of one parking bay per land use is deemed acceptable. In addition to the provision of two off-street parking bays, the open space adjacent to the subject property provides access to additional on-street parking.
- The proposed land uses will not result in a negative traffic impact. The traffic to be generated by the additional dwelling unit is minimal and the impact on the surrounding roads is negligible.
- The proposed tourist dwelling unit will not impact negatively on any surrounding property. It does not accommodate any non-residential activity that will impact on the use or enjoyment of the surrounding properties. The property owner will still reside on the property to manage guests.
- The proposed land uses will not have a negative impact on external engineering services infrastructure.
- The proposed land uses are aligned with the LUPA and SPLUMA development principles, as well as the provincial and municipal spatial development frameworks.

ARoux Town Planning recommends that this application for Council's consent to permit a second dwelling and tourist dwelling unit on Erf 612, Franschhoek, and permanent departures to permit a street boundary building line encroachment and reduced off-street parking provision, be considered for approval.



SITE PLAN
Scale 1:100



SURVEYOR DIAGRAM
Scale 1:250

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS

ALL TO ENGINEERS DETAIL

RAINWATER GOODS

PVC BUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 75X50mm ALUMINIUM RWDPS

NOTE:

ALL CONCRETE & STEEL WORK TO STRUCTURAL ENG'S DESIGN

General notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.

2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.

3. All work to be done in accordance National building regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned. To be adhered to.

4. Natural light and ventilation area of all openings in accordance SANS 10400 Part O natural light area - min 10% of floor area and natural ventilation - min 5% of floor area.

5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.

6. All cavities below floor level to be filled with concrete and dpc's to be stepped.

RDC Designs cc

Architectural Technologist

Registered with SACAP

PO Box 195
Pretoria 0001
Tel / Fax: 021-885 1509
Cell: 083 9994702
Email: rudi@webmail.co.za

CLIENT:

HENDRICA THEODORA DE GOOIJER

PROJECT TITLE:

ALTERATIONS & ADDITIONS
TO EXISTING HOUSE
ERF 612
No.2 HEIDE STREET
FRANSCHHOEK

DRAWING TITLE:

SITE PLAN

PROJECT No.	JL 2324	SCALE	INDICATED
DRAWING No.	100	DATE:	08/06/2026
REV.	04	DRAWN	RDC

FOR MUNICIPAL APPROVAL