



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1377/2025

Our File Reference Number: Erf 3698-3708, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir /Madam

APPLICATION FOR CONSENT USE ON ERF 3698-3708, 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 on Erf 3698 - 3708, Franschhoek for:
 - a. **Consent Use** in terms of Section 15 (2) (o) of the said bylaw in order to utilise the existing dwelling units as tourist dwelling units.
 - BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
 - 2.2. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - i. 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.
 - ii. 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.

- iii. The tourist dwelling units shall be limited to the number of bedrooms reflected on the layout plans for each respective erf, attached hereto as **Annexure A**.
- iv. The consent use (for self-catering use of the subject dwelling unit) hereby approved be valid for **5 years**, which consent use may on application be extended for further consecutive periods of 5 years.
- v. Guest bedrooms are not converted to or be used as separate dwelling units and no area be set aside for the preparation of meals.
- vi. The Consent Use for the self-catering use of the subject dwelling unit is attached to the owner or occupant of the dwelling unit at the time of approval and will lapse upon transfer of ownership or occupation of the dwelling unit.
- vii. Guests shall not park on the street; all parking must be confined within the property boundaries.
- viii. The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

2.3. The **reasons** for the above decision are as follows:

- a. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- b. The proposal is in line with the existing land use of the property, and the primary use of the property will remain residential.

2.4. **Matters to be noted:**

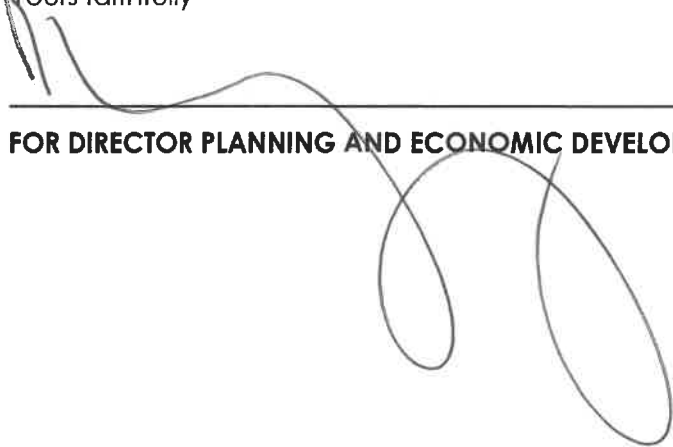
2.4.1. Should, after following due process –

- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,
- b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or,
- c) The property be used for any unauthorised uses not permitted in terms of this approval,

- d) The authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.
3. 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.
 4. 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.
 5. **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**
 6. 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.
 7. 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.
 8. 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.
 9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. 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 dark ink, consisting of a series of loops and a long horizontal stroke, positioned above a solid horizontal line.

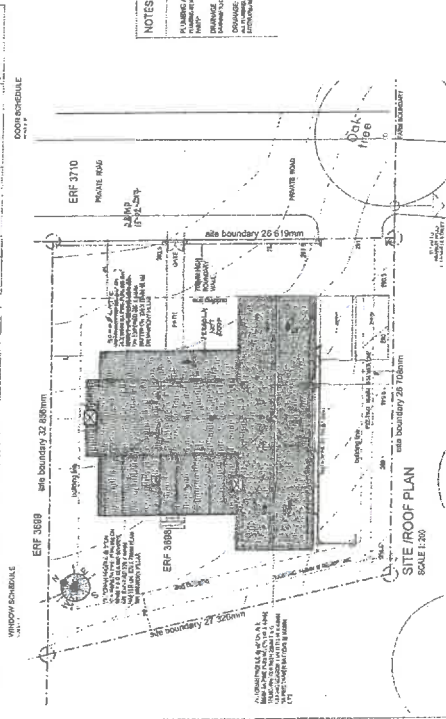
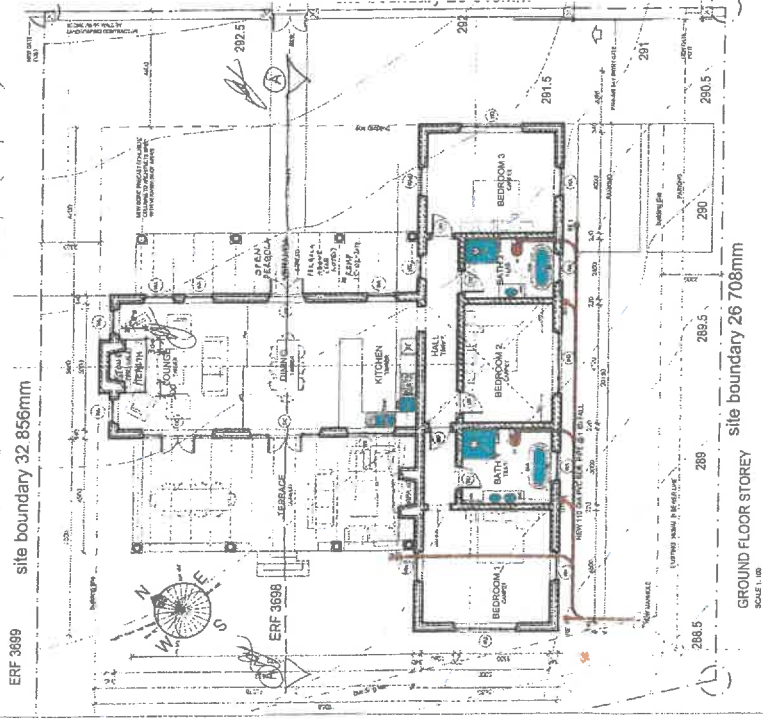
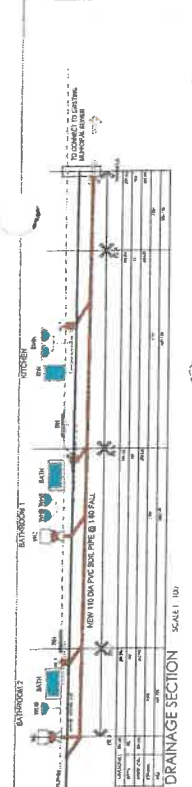
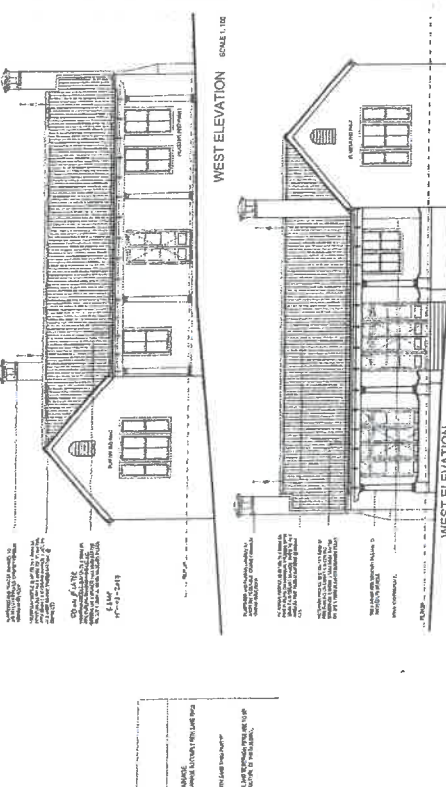
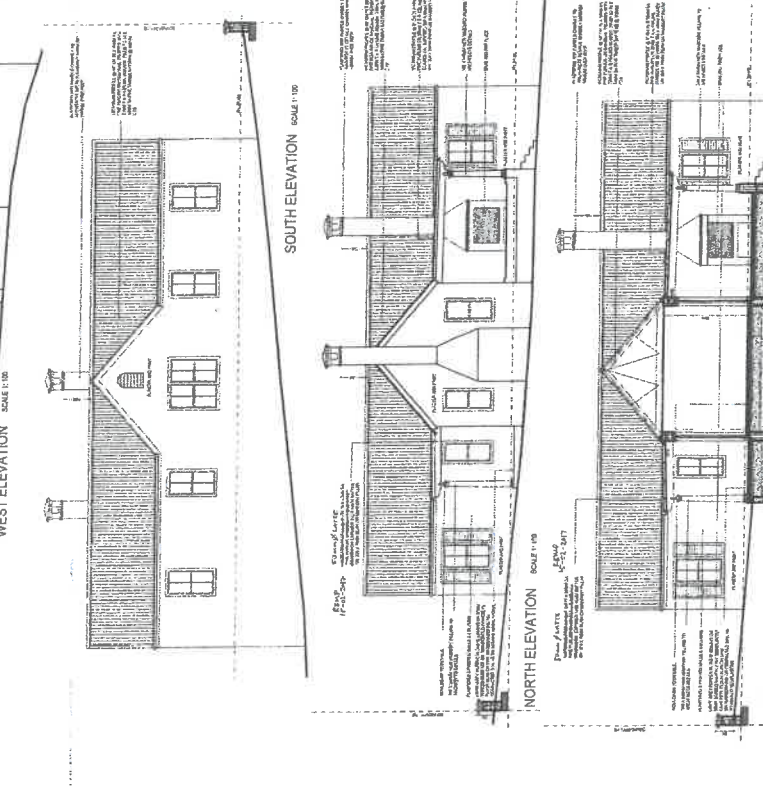
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

2/6/2026.

DATE

WINDOW SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	1000x1500mm Double Glazed Window	12	Sq. M	Living Room
2	1200x1500mm Double Glazed Window	8	Sq. M	Bedroom 1
3	1500x1500mm Double Glazed Window	4	Sq. M	Bedroom 2
4	1800x1500mm Double Glazed Window	2	Sq. M	Bedroom 3
5	1000x1000mm Double Glazed Window	6	Sq. M	Kitchen
6	1200x1000mm Double Glazed Window	4	Sq. M	Bathroom
7	1500x1000mm Double Glazed Window	2	Sq. M	Veranda
8	1800x1000mm Double Glazed Window	2	Sq. M	Front Porch



NOTES:

1. THE CONSTRUCTION OF THIS PROJECT IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
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ROOF CALCULATIONS

ITEM	DESCRIPTION	QTY	UNIT	REMARKS
1	Roofing Material	12	Sq. M	Living Room
2	Roofing Material	8	Sq. M	Bedroom 1
3	Roofing Material	4	Sq. M	Bedroom 2
4	Roofing Material	2	Sq. M	Bedroom 3
5	Roofing Material	6	Sq. M	Kitchen
6	Roofing Material	4	Sq. M	Bathroom
7	Roofing Material	2	Sq. M	Veranda
8	Roofing Material	2	Sq. M	Front Porch

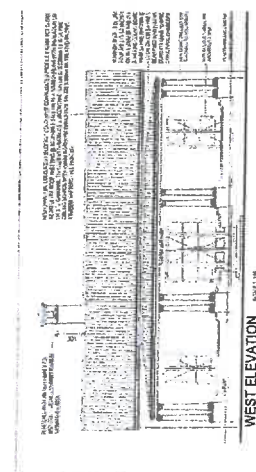
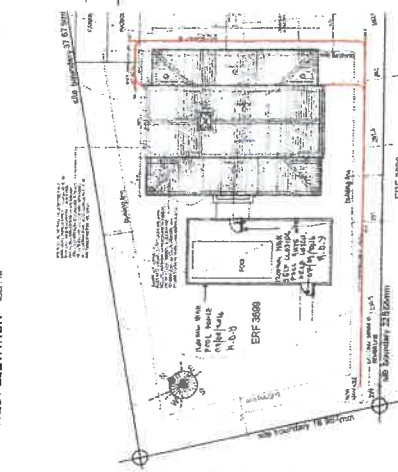
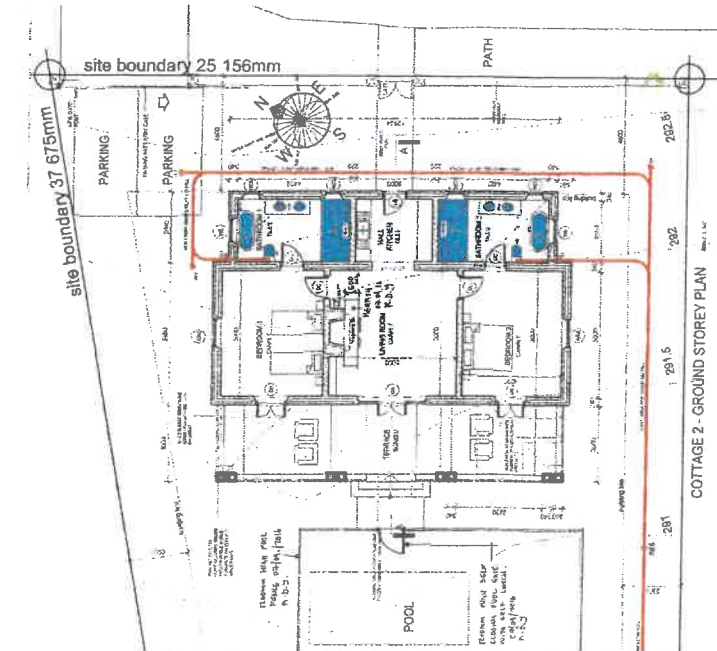
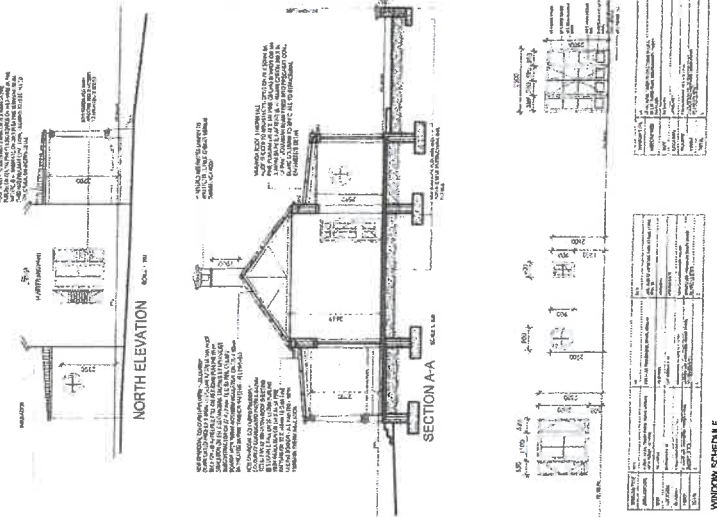
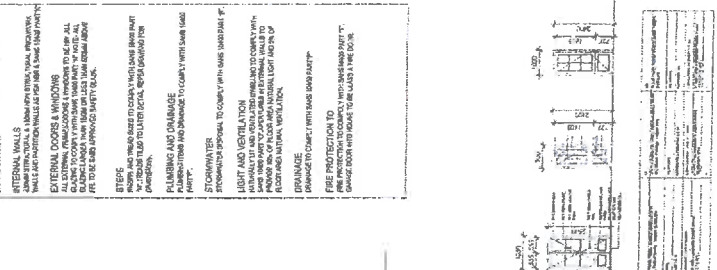
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BOUNDARY LINE
340
700
N.G.L.
FOOTING TO ENG. SPEC

PLASTERED & PAINTED
BOUNDARY WALL

STREET BOUNDARY WALL
SECTION - SCALE 1:20

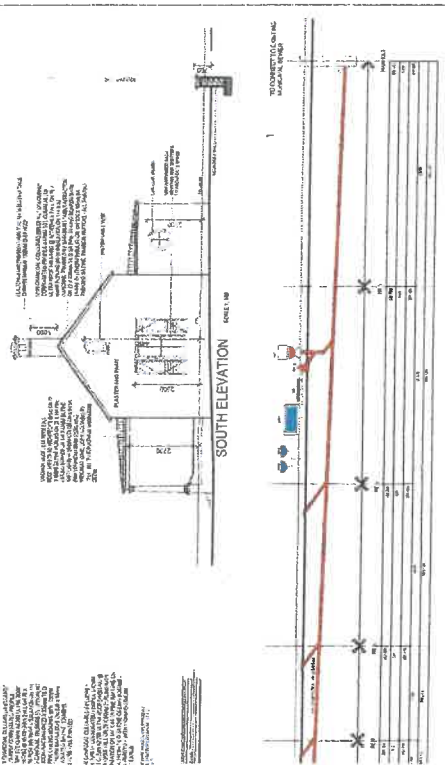


WINDOW SCHEDULE

NO.	DESCRIPTION	QTY
1	Window 1.1	1
2	Window 1.2	1
3	Window 1.3	1
4	Window 1.4	1
5	Window 1.5	1
6	Window 1.6	1
7	Window 1.7	1
8	Window 1.8	1
9	Window 1.9	1
10	Window 1.10	1

DOOR SCHEDULE

NO.	DESCRIPTION	QTY
1	Door 1.1	1
2	Door 1.2	1
3	Door 1.3	1
4	Door 1.4	1
5	Door 1.5	1
6	Door 1.6	1
7	Door 1.7	1
8	Door 1.8	1
9	Door 1.9	1
10	Door 1.10	1



NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE & CONFIRMED PRIOR TO WORK COMMENCING

EXTERNAL WALLS

THE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET OUT IN THE SCHEDULE OF MATERIALS AND FINISHES.

INTERNAL WALLS

THE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET OUT IN THE SCHEDULE OF MATERIALS AND FINISHES.

ROOF CALCULATIONS

THE ROOF IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET OUT IN THE SCHEDULE OF MATERIALS AND FINISHES.

CLIENT'S SIGNATURE

ARCHITECT'S SIGNATURE

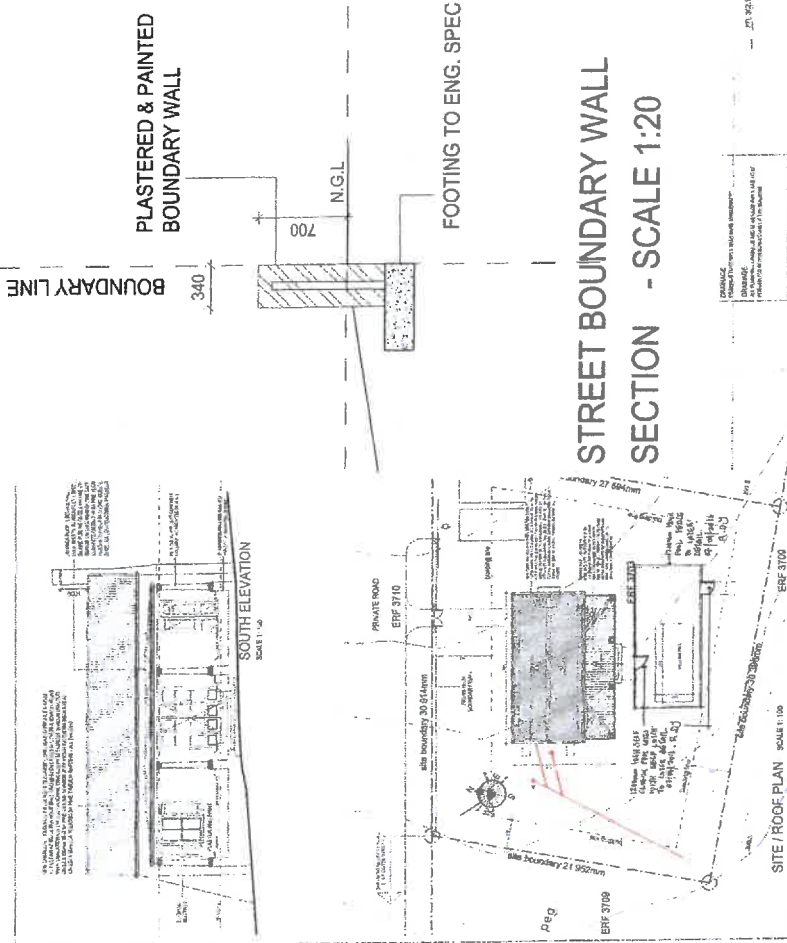
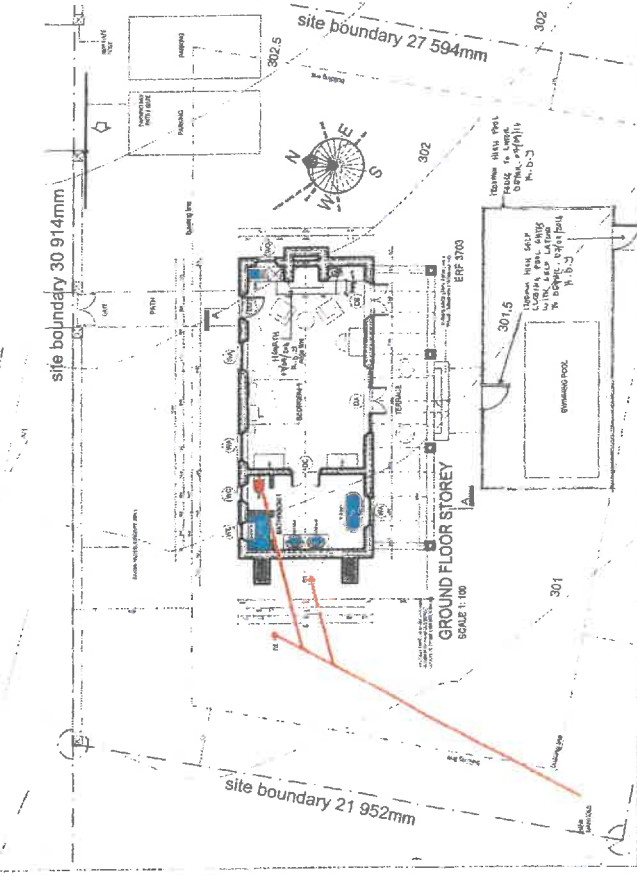
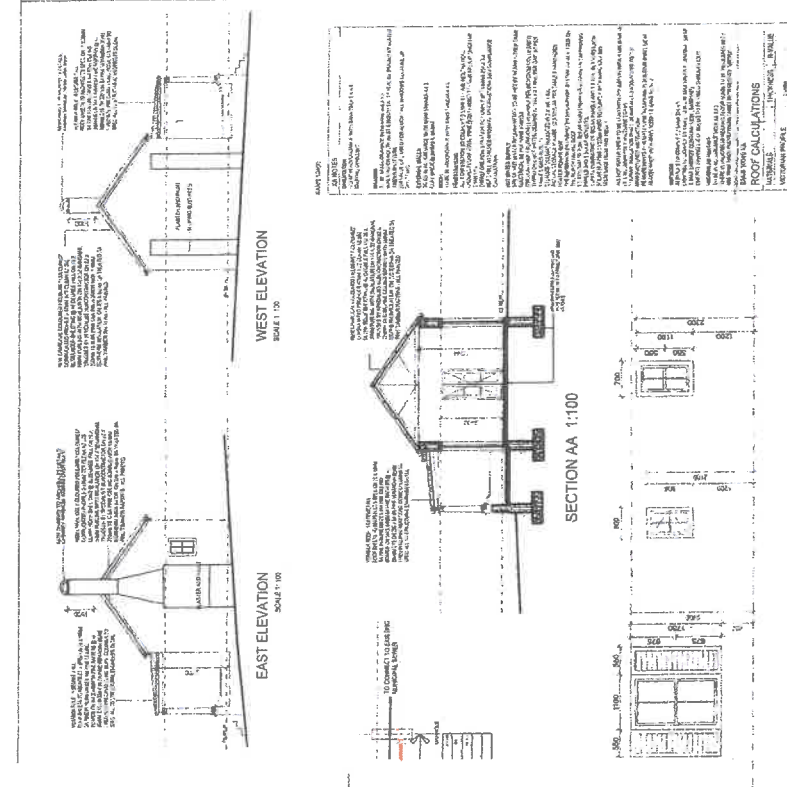
DATE

14/06/2018

PLAN NUMBER

CD-2015

146-DD-003



WINDON TYPE	IN	NC	MC	1
DESCRIPTION	SUBURBAN TRIMMED PINE, PINE WINDON WITH BARKY LEAVES	CLIMBER CLIMBER TRIMMED PINE, PINE WINDON	CLIMBER CLIMBER TRIMMED PINE, PINE WINDON	CLIMBER CLIMBER TRIMMED PINE, PINE WINDON
SIZE	AS ABOVE	AS ABOVE	AS ABOVE	AS ABOVE
LOCATION	SANITON	SECTION 1 SANITON	SECTION 1 SANITON	SECTION 1 SANITON
PLANTING	PLANTING WITH 100% PINE, PINE WINDON	PLANTING WITH 100% PINE, PINE WINDON	PLANTING WITH 100% PINE, PINE WINDON	PLANTING WITH 100% PINE, PINE WINDON
FINISH	TRIMMED AND CLIMBER TRIMMED TO 100% PINE	TRIMMED AND CLIMBER TRIMMED TO 100% PINE	TRIMMED AND CLIMBER TRIMMED TO 100% PINE	TRIMMED AND CLIMBER TRIMMED TO 100% PINE
TOTAL	3	2	1	1

WINDOW SCHEDULE

The figure consists of two side-by-side cross-sectional diagrams of a bridge deck. Each diagram shows a rectangular section with a central vertical void. Reinforcement bars are indicated by lines and labels. The left diagram has dimension lines at the top ranging from 0' to 100'. Labels include '8 # 10 MAIN TOP BARS', '8 # 10 MAIN FRAME', '8 # 10 MAIN BOTTOM BARS', and '10 # 10 MAIN VERTICAL BAR'. The right diagram also has dimension lines at the top ranging from 0' to 100'. Labels include '8 # 10 MAIN TOP BARS', '8 # 10 MAIN FRAME', '8 # 10 MAIN BOTTOM BARS', and '10 # 10 MAIN VERTICAL BAR'. Both diagrams show a central vertical void and various reinforcement bars.

[illegible]

DOOR SCHEDULE
SCALE 1" = 8'

1407 E S:

[illegible][illegible]

AREAS:

NEW DWELLING
SITE AREA
COVERAGE
TOTAL BUILDING

■ 84,8sqm
■ 753sqm
■ 8.6%

■ 84,8sqm

CONCRETE

Fig. 1. The model 700

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

CLIENT'S SIGNATURE... *[Signature]*

ARCHITECT'S SIGNATURE...
SACAP Reg. No. 7761

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floor, story plans, section, and elevations

NAME:	DATE:	GRADE:	CHAPTER:
1:100	06-03-2016	P.5	Chapter 1

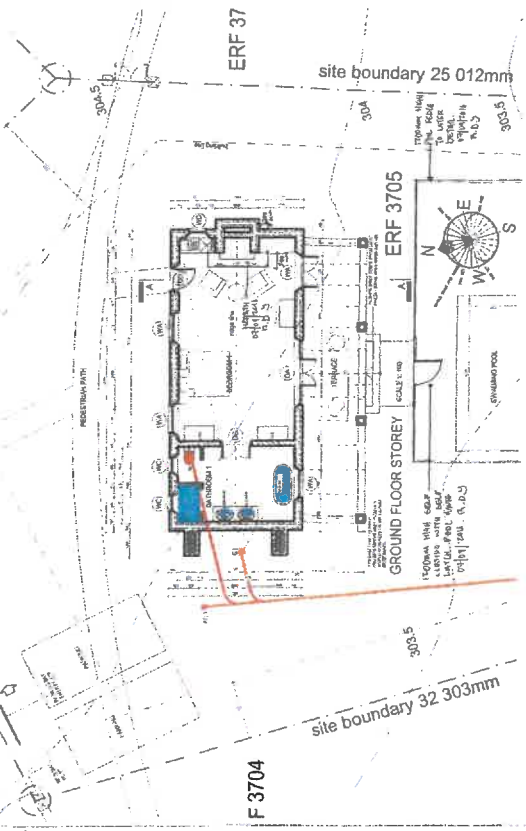
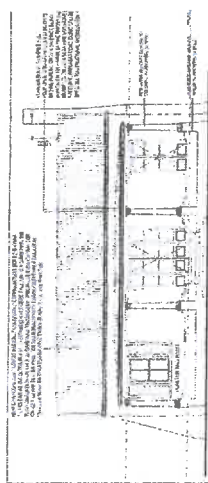
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CD-2015 145-CD-18-001 3

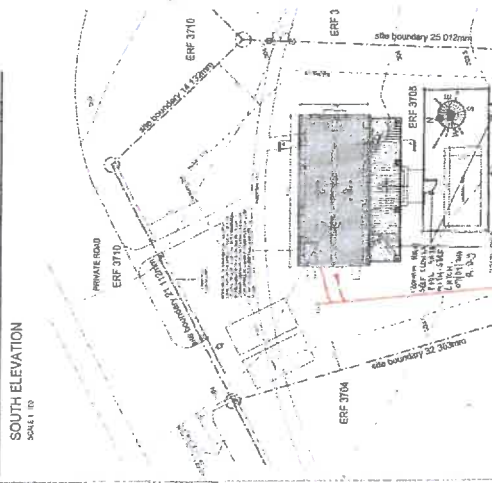
BOUNDARY LINE
340
PLASTERED & PAINTED
BOUNDARY WALL
700
N.G.L.
FOOTING TO ENG. SPEC

STREET BOUNDARY WALL
SECTION - SCALE 1:20

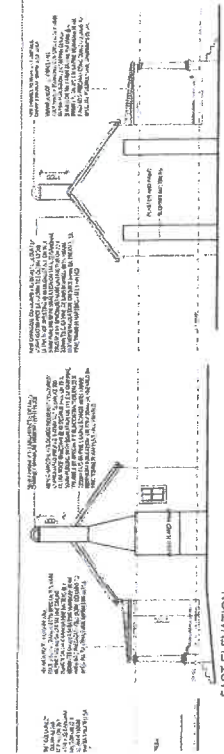
SECTION AA 1:100



SOUTH ELEVATION
SCALE 1:20



GROUND FLOOR STOREY
SCALE 1:200

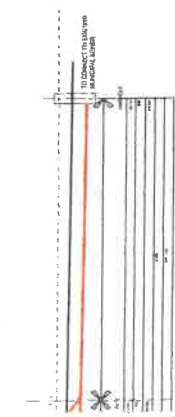


EAST ELEVATION
SCALE 1:20

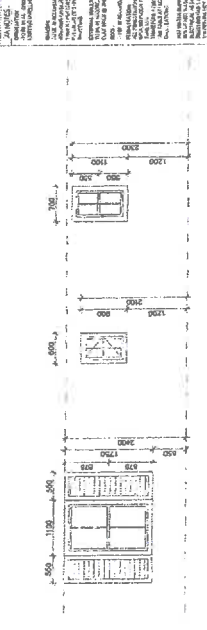
WEST ELEVATION
SCALE 1:20

NOTES

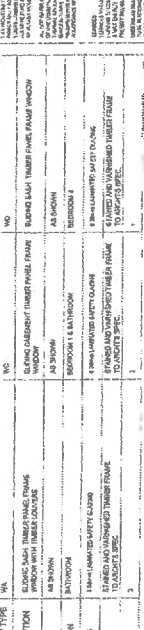
- 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- 2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL ELECTRICAL REGULATIONS.
- 3. THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS.
- 4. THE FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FOUNDATION REGULATIONS.
- 5. THE EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL EXTERIOR WALL REGULATIONS.
- 6. THE INTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL INTERIOR WALL REGULATIONS.
- 7. THE FLOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FLOOR REGULATIONS.
- 8. THE CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CEILING REGULATIONS.
- 9. THE STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL STAIR REGULATIONS.
- 10. THE LIFT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL LIFT REGULATIONS.
- 11. THE ELEVATOR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL ELEVATOR REGULATIONS.
- 12. THE ESCAPE ROUTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL ESCAPE ROUTE REGULATIONS.
- 13. THE FIRE ALARM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM REGULATIONS.
- 14. THE FIRE EXTINGUISHER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE EXTINGUISHER REGULATIONS.
- 15. THE FIRE FIGHTING EQUIPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE FIGHTING EQUIPMENT REGULATIONS.
- 16. THE FIRE FIGHTING EQUIPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE FIGHTING EQUIPMENT REGULATIONS.
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- 20. THE FIRE FIGHTING EQUIPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE FIGHTING EQUIPMENT REGULATIONS.



ROOF CALCULATIONS
SCALE 1:200



WINDOW SCHEDULE
SCALE 1:200



DOOR SCHEDULE
SCALE 1:200



ARCHITECT'S SIGNATURE
SCALE 1:200

ARCHITECT'S SIGNATURE
SCALE 1:200

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