STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1368/2025
Our File Reference Number: Erf 648, Franschhoek
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR DEPARTURES: ERF 648, FRANSCHHOEK

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Byl-aw 2023, for the following departures on Erf 648, Le Roux - Franschhoek:

   3.1 To relax the street building line from 3m to 1 m, for the proposed entertainment room on the property.

   3.2 To relax the common building line from 1m to 0m (adjacent to Erf 647) to allow the proposed covered patio.

   BE APPROVED in terms of Section 60 of the said Bylaw.

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

   4.1 The approval only applies to the proposed departure 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.

   4.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced Drawing No. Drawing No. 2025/015B, Drawn by: Fabien Manuel, Dated 2026-01-26 and attached as **Annexure B**.

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4.3 The existing internal sewer lines and the connection point to municipal sewer network must be indicated on the building plan at building stage submission.

4.4 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.

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

5.1 The encroachment of the building lines does not undermine the character of the area due to the use (entertainment room & covered patio) and the small scale thereof.

5.2 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

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.

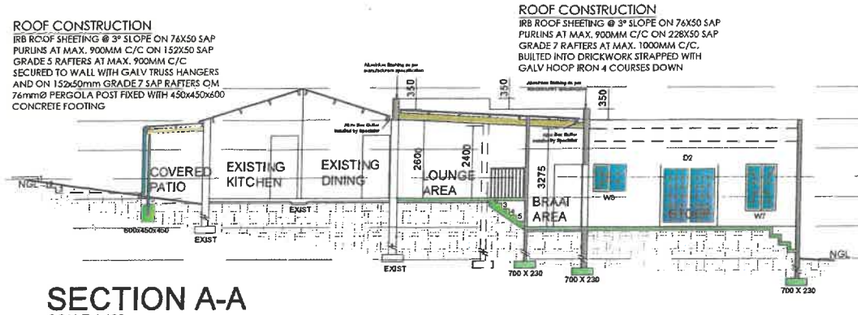
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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.

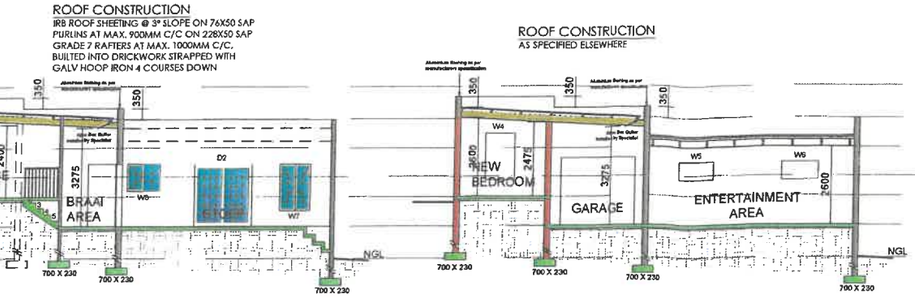
Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 16/9/2026.



SECTION A-A
SCALE 1:100



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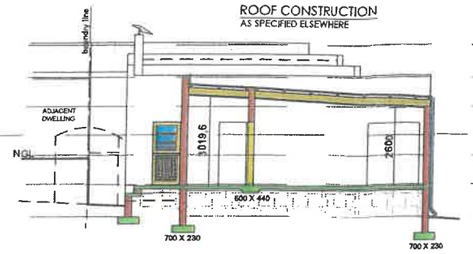

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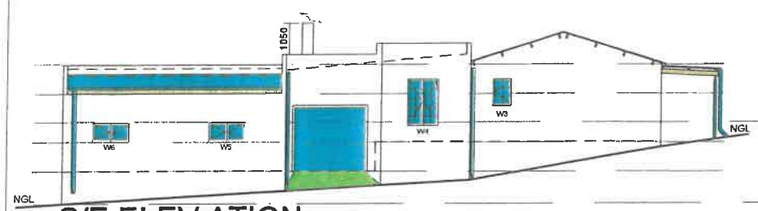
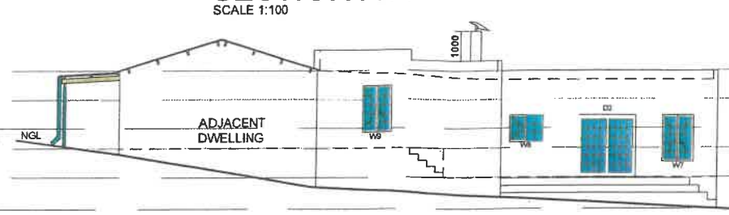
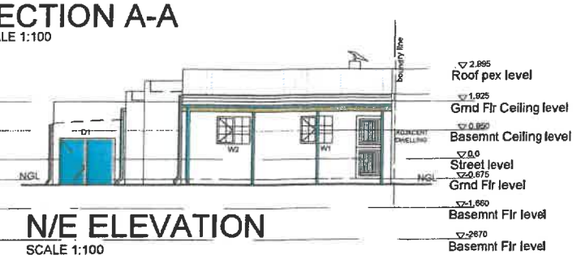


S/E ELEV ATION
SCALE 1:100



N/W ELEVATION
SCALE 1:100



N/E ELEVATION
SCALE 1:100

CONSTRUCTION NOTES

General Notes

The design of this drawing is copyright. All work carried out in strict accordance wi local authority and NBR regulations. All relevent details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. All electrical and drainage work to be done by registered tradesman. Any drainage pipes underside of building to be encased in 300mm concrete surround.

ROOFING

IBR SINGLE LENGTH ROOF SHEETING AT 3 DEGREES ON 76 X 50MM PURLINS AT 900C/C ON 228 X 50MM GRADE 7 RAFTERS AT 1000MM C/C WALLPLATE 114 X 38MM ROOF FIXING 3 NO 16MM BOLTS TO HEEL JOINTS AND SPLICES 1 NO 10MM BOLTS AND 4 NO 90 X 4MM NAILS TO ALL OTHER JOINTS 114 X 38MM, DIAGONAL END BRACING NAILED TO UNDERSIDE OF RAFTERS AT EACH END AND IN BOTH PLANES. ALL RAFTERS TIED TO WALLS WITH 25 X 2.5MM GALV. M.S HOOP IRON BUILT 600MM INTO BRICKWORK AND SPIKE NAILED TO ALL RAFTERS. 150 MICRON UNDERLAY TO UNDERSIDE OF ROOF SHEETING WHEN REQUIRED. ALL TIMBERS USED IN CONSTRUCTIO TO BE GRADE 5 S.A.B.''S APPROVED .

ROOF ASSEMBLY	
Corrugated metal sheets & insulation 410m.s K/W	R - VALUE
135mm Think isotherm ceiling insulation	0.3
Gypsum ceiling 9.4mm	3.37
TOTAL R-VALUES	3.38
	0.05
	4.09

SPECIFIED ROOF ASSEMBLY & MATERIALS COMPLY WITH SANS 10400 XA-2011 REQUIREMENTS AS THE R-VALUE OF 3.71M.S K/W EXCEEDS THE MINIMUM REQUIRED R-VALUE FOR CLIMATIC ZONE 4 OF 3.71M.S K/W.

Foundations

190mm walls to bear on 700 x 230mm continuous concrete strip foundation. No foundation footings to project beyond site boundary

External Load Bearing Walls

External load bearing walls to be 190mm cement bricks with min. 375 micron crank to all walls, window and door surrounds, Weepholes to every 3rd brick course 176n above FFL as well as over lintels. Foundation walls to be 190mm .See plan for refe

Internal Non-Load Bearing Walls

Internal non-load bearing walls to be 110mm maxi bricks

Concrete Surface Bed

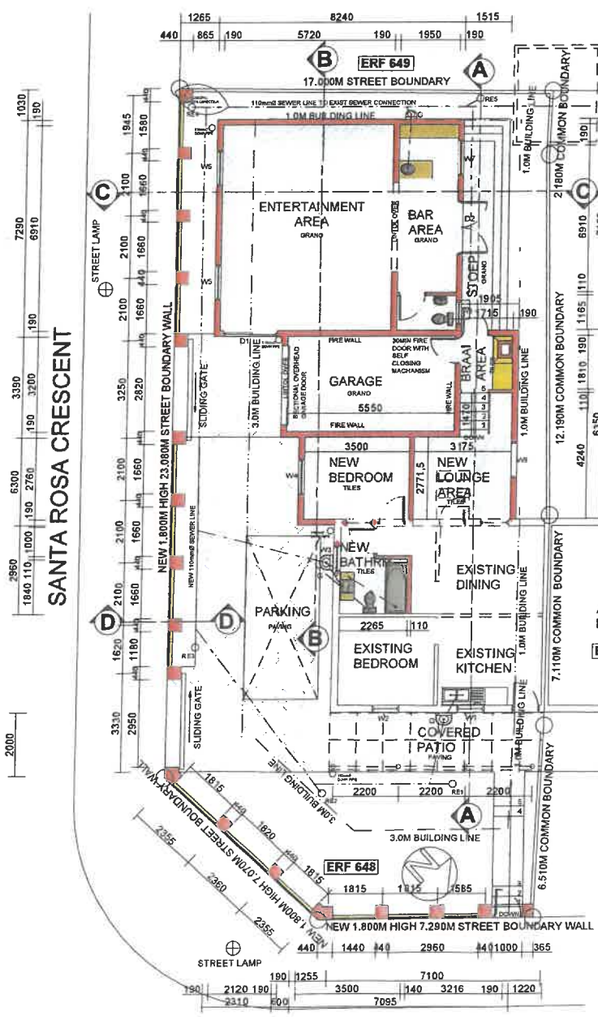
Floor finish on 30mm cement screed on 100mm mass concrete surface bed on 250 micron dpm on 50mm sand bed on well compacted filling.

LINTELS

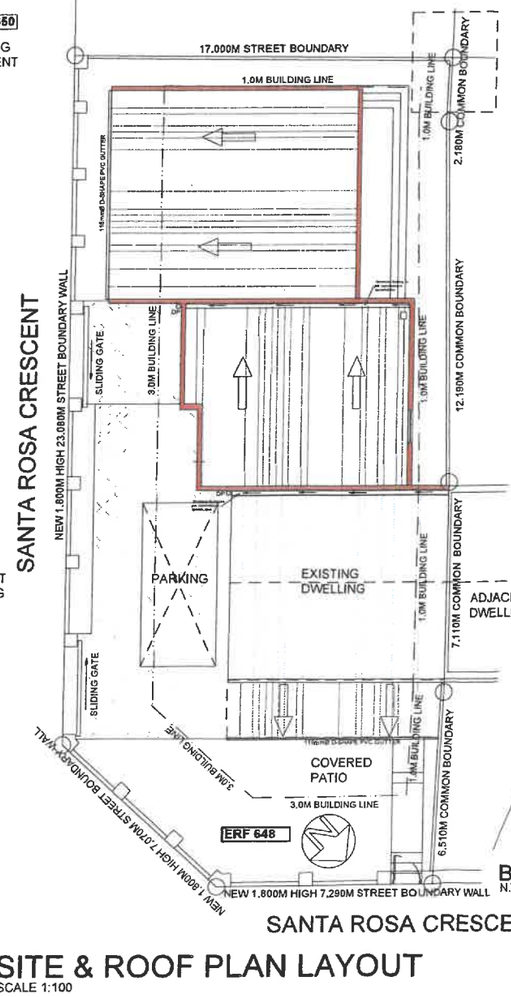
PRE CAST PRE STRESSED CONCRETE LINTELS OVER ALL OPENINGS WITH A MINIMUM BEARING OF 230MM ON BOTH SIDES. ALL PRE STRESSED LINTELS EXCEEDING 3.0M TO BE INSTALLED TO BY SPECIALIST TO MANUFACTURER SPECIFICATIONS.

WALLS

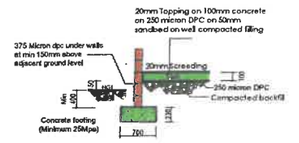
ALL 190MM CEMENT BRICK WALLS TO BE BRICKFORCE ALL WALL TO BE TIED WITH BRICKFORCE EVERY 4 COURSES AS TO . D.P.C. TO BE PROVIDED UNDER THE WALLS. WALL TO COMPLY WITH SANS 10400 PART K AND AS PER NHBRC REQUIREMENTS



SITE & FLOOR PLAN LAYOUT
SCALE 1:100



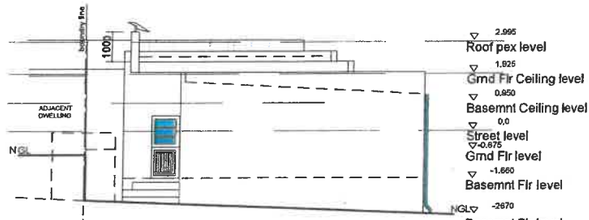
SITE & ROOF PLAN LAYOUT
SCALE 1:100



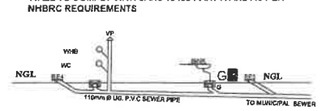
FOOTING DETAILS
NTS

B/Wall permeability area calculation
Total street boundary wall area
23.080 X 1.700 = 34.136m²
25% off 21.600m² = 8.47m²

Excluding gate
Total permeable area
1.560 + 1.660 + 1.660 + 1.660 + 1.660 + 1.660 + 1.660 + 1180 = 11.040m²
permeable area more than required



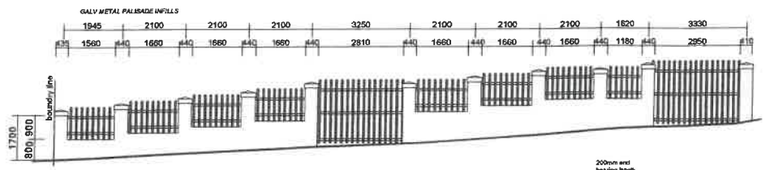
S/W ELEVATION
SCALE 1:100



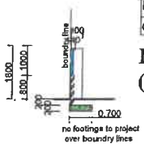
COVER LEVEL	10 000	10 000
INVERT LEVEL	9 550	9 429
DEPTH	450	530
DISTANCE	15525	
GRADIENT	1:60	

DRAINAGE SECTION (ENTERTAINMENT AREA)

REVISIONS		
DATE	DESCRIPTION	BY
2026/01/26	MUNICIPAL SEWER CONNECTION	FM



STREET BOUNDARY WALL
SCALE 1:100



SECTION D-D
SCALE 1:100

SEWER BRIDGING DETAILS
NTS

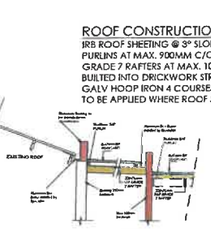
AREA SCHEDULE	
	AREA (m²)
ERF	337.00m²
EXISTING GROUND FLOOR	50.00m²
NEW ADDITIONS	101.20m²
NEW COVERED STOEP	14.20m²
TOTAL NEW COVERED AREA	116.10m²
TOTAL COVERED AREA	165.10m²
PERCENTAGE COVERAGE	49.58%

CLIENT:
MR S M CLOETE
2 SANTA ROSA CRESCENT
GROENDAL
FRANSCHHOEK

ERF: 648

CLIENT SIGNATURE

Project:
PROPOSED ADDIDTIONS & ALTERATION ON ERF 648



ROOF CONSTRUCTION
IRB ROOF SHEETING @ 3° SLOPE ON 76X50 SAP PURLINS AT MAX. 900MM C/C ON 228X50 SAP GRADE 7 RAFTERS AT MAX. 1000MM C/C. BUILTED INTO BRICKWORK STRAPPED WITH GALV HOOP IRON 4 COURSES DOWN. FLASHING TO BE APPLIED WHERE ROOF SHEET MEETS WALL

BOX GUTTER DETAIL
N.T.S

COVER LEVEL	10 000	10 000
INVERT LEVEL	9 550	9 429
DEPTH	450	530
DISTANCE	15525	
GRADIENT	1:60	

DRAINAGE SECTION (MAIN HOUSE)

FENESTRATION		
NUMBER	SIZE	AREA
W1	0.900m x 0.900m	0.81
W2	0.900m x 0.900m	0.81
W3	0.600m x 0.900m	0.54
W4	0.900m x 1.500m	2.40
W5	0.600m x 1.200m	0.72
W6	0.900m x 1.200m	1.08
W7	0.900m x 1.500m	2.40
W8	0.600m x 0.900m	0.54
W9	0.900m x 1.200m	1.08
D1	1.800m x 2.032m	3.83
D2	1.800m x 2.032m	3.83
TOTAL WINDOW AREA		18.40
NETT FLOOR AREA 20% OFF NETT FL AREA 21.68 m² ÷16.40m²		108.40 21.68
WINDOWS NOT COMPLY		

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011
ALL FOUNDATION IN ACCORDANCE WITH NBR PART 'B' CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART 'B'.

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.

A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUE

INSULATION

CEILING AND INSULATION IN ACCORDANCE WITH NBR PART 'I' AND PART 'L'.
ROOF IN ACCORDANCE WITH NBR PART 'L'
WALLS IN ACCORDANCE WITH NBR PART 'K'

GLAZING

GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

RAINWATER (SANS 10400 PART R)

APPROVED 115mm UPVC GUTTERS FIXED TO 228X32 SAP FASCIA AND 75MM DIAMETER DOWNPIPES. ALL WATER TO BE TAKEN FROM FOUNDATIONS.

STORMWATER (SANS 10400 PART R)

STORMWATER DOWNPIPES TO ROUTED WITH PRE CAST CONCRETE WATER CHANNELS TO ROAD STORMWATER SYSTEM. PIPES UNDER THE BUILDING TO BE CASTED WITH CONCRETE.

DRAINAGE (SANS 10400, PART P)

110MM UPVC DRAINPIPE CONNECTED TO EXISTING SEWER . MIN FALL OF 1:60. MIN INVERT LEVEL OF 450MM.

Drawn by: F MANUEL	Date: 2026-01-26
Drawing: MUNICIPAL SUBMISSION REV B	Scale@A1: 1:100
PLAN Nr. 2025/015B	CHECKED BY RCS

ARCHITECT SIGNATURE

[redacted]