



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1545/2026

Our File Reference Number: Erf 1329 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 A PERMANENT DEPARTURE ON ERF 1329, 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 By-law 2023, for a departure on Erf 1329, Franschhoek.
 - 2.2 To relax the common building line (adjacent) to Farm 1721) from 5m to 2m for the proposed garage on the property.

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 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.
 - 3.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced Drawing No. 17581-M101, 17581-M201 & 17581-M202 REV B, Drawn By LOTZ-Smith, Dated 2026-05-04 & 2025-10-15 and attached as **Annexure B**.

3.3 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 encroachment of the building lines does not undermine the character of the area due to the use (garage) and the small scale thereof.

4.2 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.

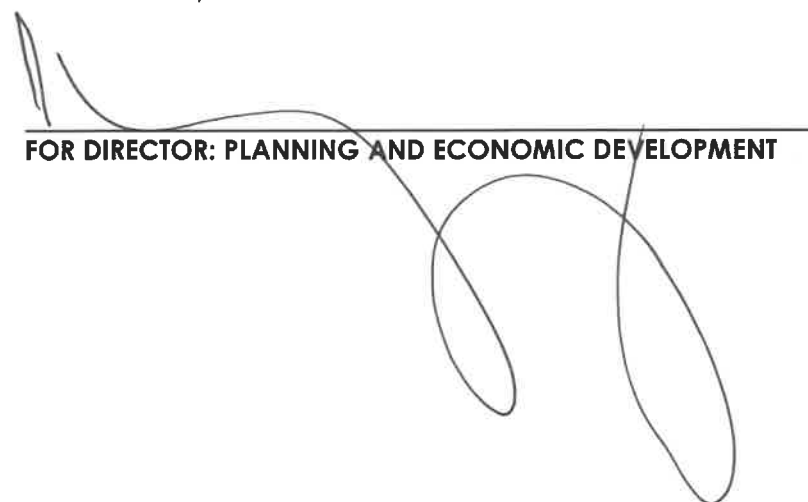
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. 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.
7. **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**
8. 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.
9. 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.
10. 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.

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

12. 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

21/5/2026.
DATE

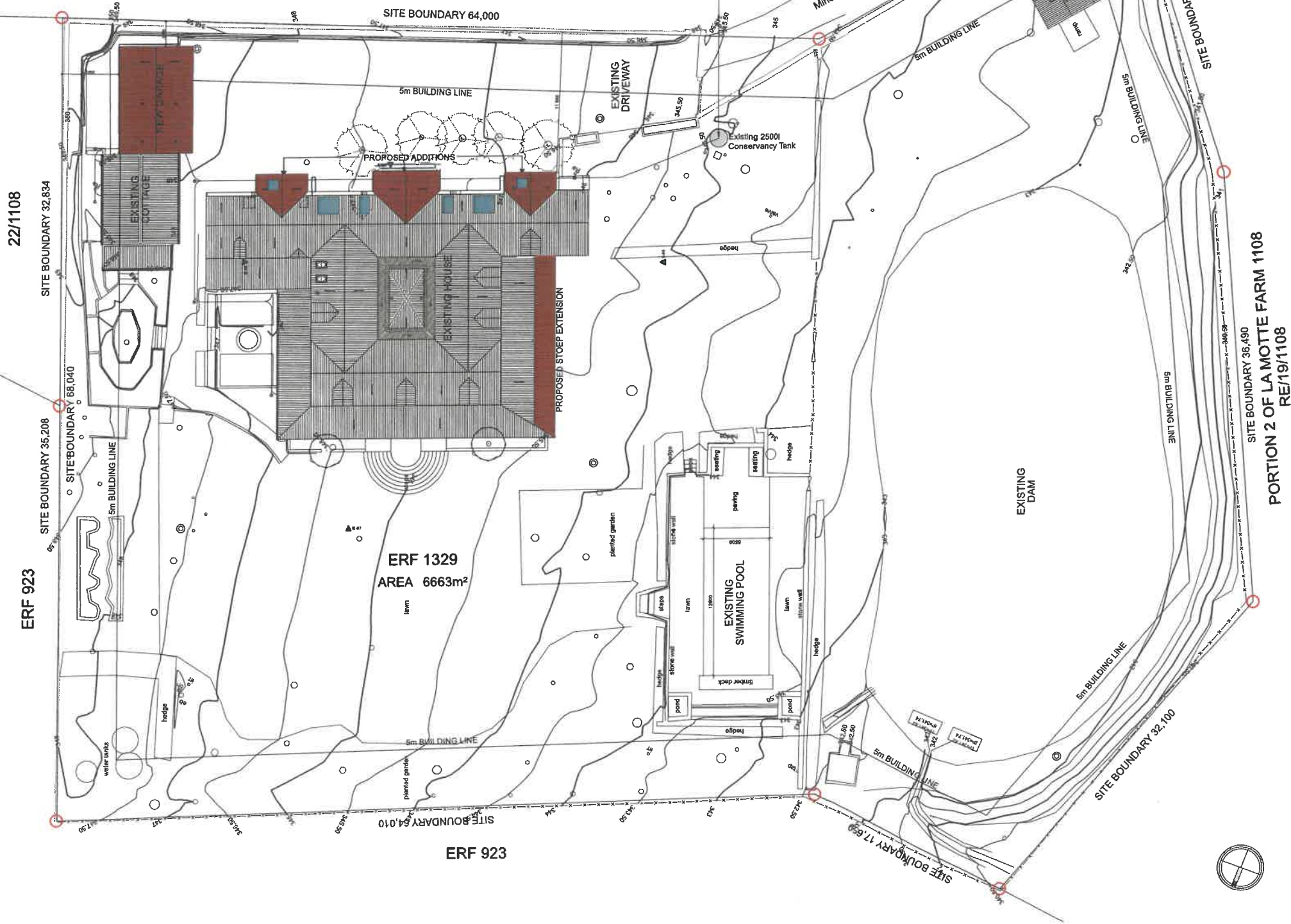
ANNEXURE B



LOCALITY PLAN Not To Scale

COVERAGE & AREAS CALCULATIONS:	
ERF 1329:	6663m ²
GROUND FLOOR:	
Existing Dwelling:	313,3m ²
Areas covered to dwelling space:	50,9m ²
Kitchen & TV Room Bay Window:	23,0m ²
Garage & Scullery covert to Workshop:	47,4m ²
Covered Patio:	117,2m ²
Covered Patio Addition:	26,1m ²
Existing Cottage:	50,5m ²
Existing Cottage Patio:	13,2m ²
Existing Garden Shed:	33,5m ²
Existing Shed Stoop:	10,8m ²
Total Ground Floor Coverage:	685,9m ²
	=10,3% (Allowable Coverage = %)
FIRST FLOOR:	
First Floor Excluding Double Volume:	349,0m ²
Covered Balcony:	8,4m ²
TOTAL FLOOR AREA:	m ²
Excluding Covered Entrance Double Volume & Balconies	m ²
PERMISSIBLE BULK FACTOR =	m ²
BULK ACHIEVED	

LA MOTTE 1721
RE 17/21



Siteplan & Roof Plan

CONSTRUCTION NOTES

- STRUCTURAL DESIGN - TO COMPLY WITH SANS 10400 PART B:**
All reinforced concrete suspended slabs, beams, columns and structural retaining walls as per Structural Engineer's details and specifications.
(FORM 1 - STRUCTURAL ENGINEER)
- FOUNDATIONS - TO COMPLY WITH SANS 10400 PART C:**
All rooms and space dimensions to comply with SANS 10400 PART C to fulfill functional requirements.
- PUBLIC SAFETY - TO COMPLY WITH SANS 10400 PART D:**
Change in level, the design of ramps and driveways, or access to swimming pools, as the case may be, to comply with D1, D2, D3 and D4 of SANS 10400-D.
- SWIMMING POOL PROTECTION - TO COMPLY WITH SANS 10400 PART D:**
No direct access to swimming pool from the street, the minimum height of any pool enclosure, i.e. fence or wall to be 1,5m and access gate to be self closing and latching.
- SITE OPERATIONS - TO COMPLY WITH SANS 10400 PART F:**
Protection of the Public and public safety to be considered at all times. Sanitary Facilities for all personnel employed on or in connection with this project to be provided on site.
- EXCAVATIONS - UNLESS OTHERWISE STATED BY STRUCTURAL OR CIVIL ENGINEER, ALL EXCAVATIONS TO COMPLY WITH SANS 10400 PART G:**
All footing sizes and excavation depths as stated on plans are subject to confirmation by Structural Engineer for specific site conditions. Min. 200x250 with footings.
No portion of any footing is to extend beyond the site boundary.
- FLOORS - TO COMPLY WITH SANS 10400 PART J:**
Surface beds - Min. 35mm screed on 80mm mass concrete on 250 mm DPM on 50mm clean sand compacted to 100% Mod AASHTO on compacted hardcore all to be confirmed by Structural Engineer for specific site conditions. DPC to be min. 150mm above NGL. Where fill is to be used, it must be free of any decomposing matter and must be compacted as recommended by Structural Engineer. DPM to be taken up into cavity walls and lapped over with cavity wall DPC. Where internal walls divide the surface beds, the DPM must be continuous and DPC placed over.
Suspended concrete slabs as per structural engineer's details and specification. Floors to kitchen, laundry, shower, bathroom shall be water resistant.
- INTERIOR WALL & FLOOR FINISHES:**
Note: All interior walls to be plastered and painted to specification. Floor finishes - As noted on plans.
Wall finishes - To spec.
- WALLS (Brickwork) - TO COMPLY WITH SANS 10400 PART K:**
All wall construction to SANS 10400 PART K.
All external walls to be 200mm cavity wall construction with approved wall ties at 2,5m/m of face area for 50 to 75mm wide cavity. Gable mid steel bridge over 5m courses and 4 courses above and below all openings and parapet upstands. All external walls to be finished as noted on elevations. DPC around all window and door penetrations to external walls. Internal Walls - 10 or 115mm plastered solid brick walls as noted on plans.
- ROOFS - TO COMPLY WITH SANS 10400 PART L:**
Lean to roof: 45° PITCH for main roof additions and 5° pitch for roof to kitchen extension.
Corrugated profile roof sheeting on 75 x 50 mm SAP purlins to manufacturer's spec. max 300 mm c/c) on double-sloped RADDENSHIELD foil roof underlay on special treated timber roof trusses (App. 114 x 38mm at max. 1000 mm centres) as per Structural Engineers details and specifications to comply with the requirements of the relevant SANS specifications on 114 x 38 mm timber wallplate (insulation and elevation to comply with Part XA - refer to calculation. Truss to be adequately braced and tied to 114 x 38 wallplate with 2 x 40 x 1,2 mm galv. hoop-strap straps anchored 600 mm down into brickwork).
- STAIRS - TO COMPLY WITH SANS 10400 PART M:**
Finishes to stairs as noted on plans on RC concrete stairs to Structural Engineer's details and specifications.
The dimension of each step of the stairway shall be such that the sum of the going and the rise is not less than 670 mm and not more than 650 mm, with No risers greater than 200mm and no tread less than 250mm.
The railing or balustrade at a height of not less than 850 mm and not more than 1 m measured vertically from the pitch line to the upper surface of the handrail.
Balustrades at 1m abt to comply with SANS 10400 with no gap big enough to allow a 100mm ball to pass through it.
- GLAZING - ALL GLAZING TO COMPLY WITH SANS 10400 PART N:**
UNLESS OTHERWISE STATED, GLAZING TO ALL WINDOWS AND DOORS TO BE 6.5mm LAMINATED SAFETY GLASS.
All glazed areas in excess of 1sqm or within 500mm of PFL, and all glazed doors, sliding and fixed areas in the natural path of travel eg bottom and top of flight of stairs, to be safety glazed. Glass shower cubicles and skylights to be safety glazed.
Bathroom & En-Suite windows where the bath or shower is within 1,8m of a window, it must be safety glazed.
Unless otherwise stated by the Structural Engineer, all brickwork openings to a maximum of 3000mm to have precast prestressed RC lintels with min. 4 courses brickwork with galv. brickwork over.
Lintels built in accordance with manufacturer's specifications.
For specific glazing treatment and SANS 10400 XA compliance Refer to XA calculation report.
- LIGHT & VENTILATION - TO COMPLY WITH SANS 10400 PART O:**
Natural Light: Light areas to be min 10% of habitable room area.
Natural Ventilation: Ventilation areas to be min. 6% of habitable room area.
EXTRACT FAN TO INTERNAL GUEST TOILET 250l/person @ 36db(A), through roof to natural air, with ducting constructed of non-combustible material in accordance with SANS 10177-4, switched separately from light, switched with delayed off switch to run for approx. 1 min. after switching off the fan.
Undercut toilet door 20mm.
- EXTERNAL WINDOWS:**
external windows to be timber, or similar approved.
- DOORS:**
External doors: External doors to be or similar approved.
Internal doors: Semi-Solid 4 panel doors in 90x70 timber frame as per Standard Cape Culture Catalogue or similar approved.
- PLUMBING & DRAINAGE - TO COMPLY WITH SANS 10400 PART P:**
All plumbing work to be undertaken by a registered plumber in accordance with Council Regulations and Local Authority Bylaws.
Soil pipes - 110mm min. 150 fall.
Waste pipes - 40mm with deepseal traps to enter separately into a gully or soil & vent stack.
Vent pipes - 50mm and rodent proofed.
All branch pipes greater than 6m in length to be vented separately.
No drainage junctions to be in walls, slabs or under surface beds.
vacuum breaker to be installed externally on fresh water supply to washing machine and dishwasher.
Ducts to be accessible to enable a person to work therein.
- STORMWATER DISPOSAL - TO COMPLY WITH SANS 10400 PART R:**
Stormwater to be collected from rooftops with gutters & downpipes to match existing.
- NOTE: SANS XA2 requires that at least 60% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating.**
Hot water supply to all fixtures plumbed from EXISTING HOT WATER CYLINDER. All pipes to be insulated to a R value 1.
Hot water provision, pipe insulation and roof assembly, where applicable, to comply with SANS 10400 XA

GENERAL NOTES

- THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS:
1. Architect & Engineer's drawings to be read in conjunction with each other.
 2. All construction to take place in strict accordance with SANS 10400 standard codes of practice.
 3. All dimensions to be checked on site. No work is to be taken in hand before measurements are checked on site.
 4. Do not scale plans.
 5. Setting out: setting out is the responsibility of the main contractor. A 'setting out certificate' by a registered professional land surveyor is to be issued to the principal agent by the main contractor. This certificate should state that the set out was done with coordination. The land surveyor should also be present at the site handover to indicate the set point.
 6. Earthing and lightning protection. Please note on all projects where there is no electrical engineer at line of tendering, the quantity surveyor should include a provisional amount in the bill of quantities for earthing and lightning protection of your building.
 7. Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
 8. Appointment for setting to be done before foundations have been cast. The appointment should be done right after site handover.
 9. Note when coming without an electrical engineer, please make sure, that the electrician will install the surge protection at the Distribution boards in accordance with the latest SANS codes of practice 10189 (2010) and 10313 (2011) in conjunction with SANS 82305-1-2-4-1: 2011 and SANS 82305-1-2-4-1: 2011. The electrician can also install the surge protection to the Distribution Boxes if required, this would require additional cost.
 10. A minimum of 2 garden taps to be provided, one on each side of the building unless otherwise specified, by the architect.
 11. Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediately.
 12. Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
 13. All construction to take place in strict accordance with the relevant municipal regulations.
 14. No fixtures to be taken in hand without prior approval of a sample of adequate size.
 15. All installations in strict accordance with manufacturer's specifications. Contractor must verify all levels and dimensions on site before commencing work or making any shop drawings. All shop drawings to be approved by the architect before any manufacturing takes place.
 16. Any discrepancies and/or errors to be reported to architect.
- DESIGN RESPONSIBILITY:**
1. The Contractor may not assume design responsibility without the prior written approval of the Architect.
 2. Any variation order resulting from the above is to be documented by means of an Architect's Instruction.
 3. In all aspects pertaining to structure the Engineer's specifications take precedence.

DOCUMENT VARIATIONS REGISTER:

REV	DATE	DESCRIPTION
1	2025-10-15	ISSUED FOR MUNICIPAL SUBMISSION

MUNICIPAL APPROVAL STAMP:

Owner:

Architect:

COUNCIL PLANS

DRAWING TITLE
SITE PLAN & ROOF PLAN

DATE 2026-05-04 DRAWN L.S.A SCALE AS SHOWN

DRAWING N° 17581-M101 REVISION B

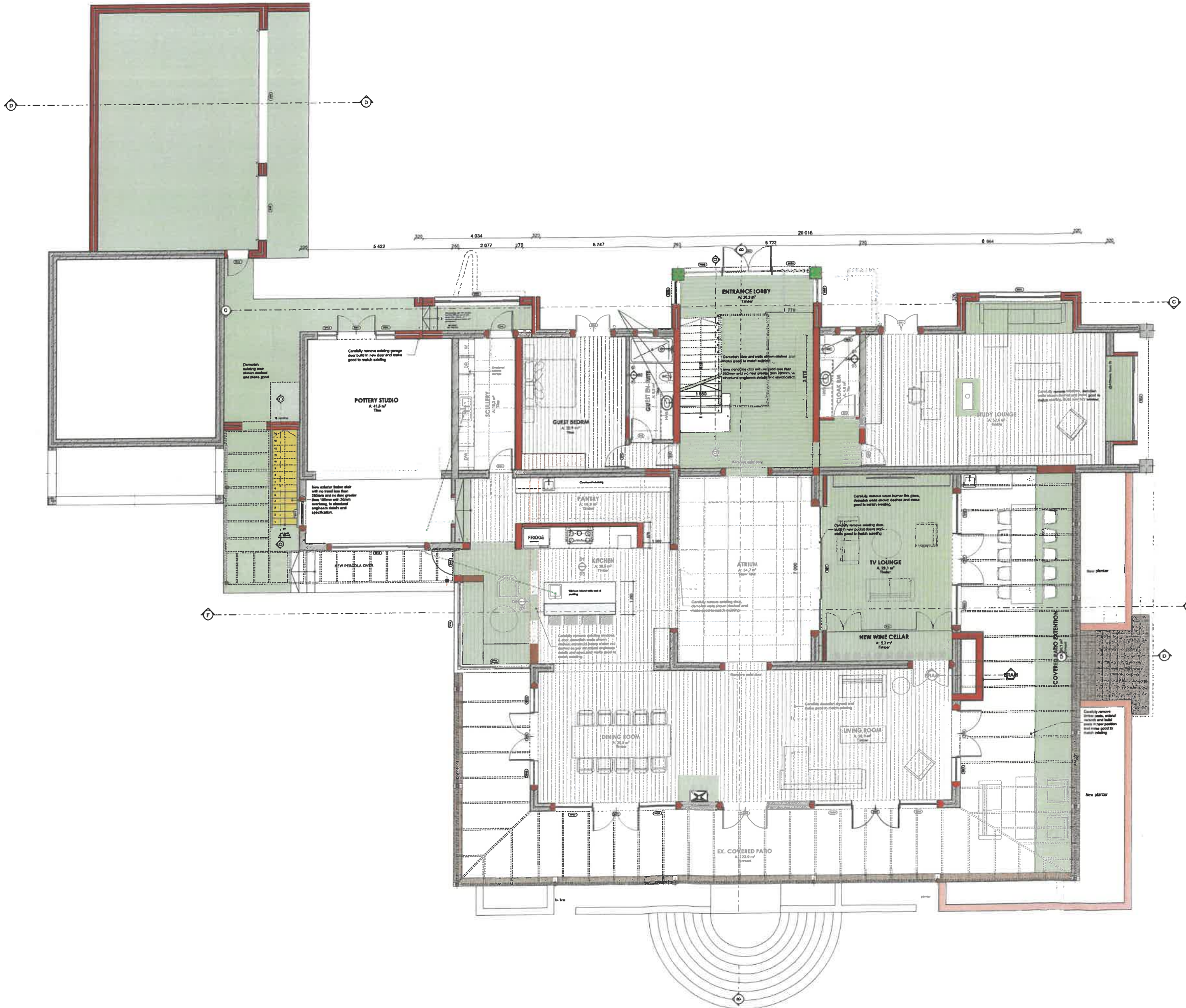
all dimensions to be verified on site before construction commences any discrepancies to be brought to the attention of the architect



PROJECT
PATRYSFONTEIN
ERF 1329
PATRYSFONTEIN, FRANSCHOEK, 7690

copyright of this drawing is reserved by the architect

Scale 1:200



Ground Floor

Scale 1:50

GENERAL NOTES

THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS.

1. Architect's drawings to be read in conjunction with each other.
2. All construction to be in accordance with SANS 10400 standard unless otherwise indicated.
3. All dimensions to be checked on site. No work is to be done in hand before measurements are checked on site.
4. Do not scale plans.
5. Existing work, including not in the responsibility of the architect, is to be taken as shown on the drawings. The architect shall not be responsible for the condition of existing work. The contractor shall be responsible for the condition of existing work. The contractor shall be responsible for the condition of existing work.
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7. Any drawings, including engineering and architectural drawings or specifications, to be referred to the project drawings.
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16. All drawings shall be referred to the project drawings.
17. All drawings shall be referred to the project drawings.

DESIGN RESPONSIBILITY

1. The Contractor shall assume design responsibility without the prior written approval of the Architect.
2. Any variation or modification to the design is to be approved by the Architect.
3. It is the Contractor's responsibility to ensure the design is in accordance with the relevant legislation.

DOCUMENT VARIATION REGISTER

REV	DATE	DESCRIPTION
01	2025-10-15	ISSUED FOR MUNICIPAL SUBMISSION

MUNICIPAL APPROVAL STAMP:

Owner: _____

Architect: _____

COUNCIL PLANS

DRAWING TITLE
GROUND FLOOR PLAN

DATE: 2025-10-15
DRAWN: L.S.A.
SCALE: AS SHOWN

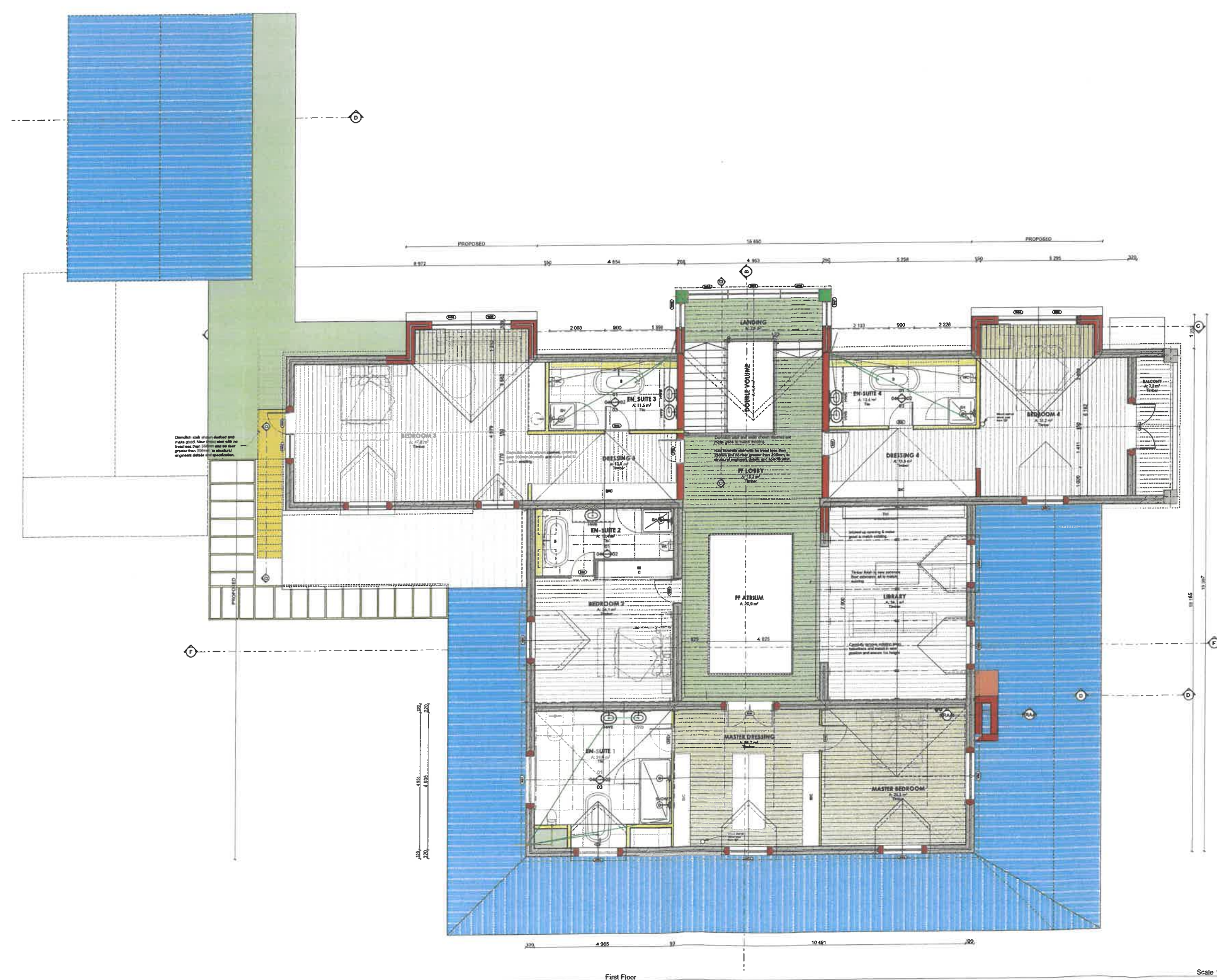
DRAWING NO:
17581-M201

all dimensions to be verified on site before construction commences
any discrepancies to be brought to the attention of the architect



PROJECT
PATRYSFONTEIN
ERF 1329
PATRYSFONTEIN, FRANSCHOEK, 7680

copyright of this drawing is reserved by the architect



GENERAL NOTES

THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS:

1. Architect & Engineer drawings to be read in conjunction with each other.
2. All construction to be done in accordance with SANS 10400 relevant codes of practice.
3. All dimensions to be checked on site. No work to be done before measurements are checked on site.
4. Do not scale plans.
5. Building work, unless put to the responsibility of the main contractor, is to be done in the presence of the main contractor. The architect shall not be responsible for the work done by the main contractor.
6. Building work shall be done in accordance with the relevant codes of practice. The architect shall not be responsible for the work done by the main contractor.
7. Any discrepancy between engineering and architectural drawings or specifications is to be referred to the architect immediately.
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DESIGN RESPONSIBILITY:

1. The Contractor may not assume design responsibility without the prior written approval of the architect.
2. Any variation to the design shall be approved by the architect in writing.
3. Any variation to the design shall be approved by the architect in writing.

DOCUMENT VARIATION REGISTER

REV	DATE	DESCRIPTION
1	2025-10-15	ISSUED FOR MUNICIPAL SUBMISSION

MUNICIPAL APPROVAL STAMP:

COUNCIL PLANS

DRAWING TITLE
FIRST FLOOR PLAN

DATE 2025-10-15 **DRAWN** L.S.A **SCALE** AS SHOWN

DRAWING NO 17581-M202 **REVISION**

all dimensions to be verified on site before construction commences
any discrepancies to be brought to the attention of the architect

LOTZ *Smith*
ARCHITECT - INTERIOR DESIGN

PROJECT
PATRYSFONTEIN
ERF 1329
PATRYSFONTEIN, FRANSCHOEK, 7680

copyright of this drawing is reserved by the architect