STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP 1520/2026
Our File Reference Number: Erf 1378, Franschhoek
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Louis Phillips
Louis Phillips Architects & Associate
94 Main Road
Paarl
7646

Sir / Madam

APPLICATION FOR A DEPARTURE ON ERF 1378, FRANSCHHOEK.

1. The above application refers.

2. The duly authorised decision maker **hereby decides** 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 Bylaw on Erf 1378, Franschhoek.

   3.1. **Departure** in terms of Section 15(2)(b) of the said by-law, to relax the;

      3.1.1 4m street building line to 1.020m adjacent to Calais Street to accommodate the proposed swimming pool .

   BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

   4.1 The approval only applies to the applications 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 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.
   4.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.
   4.4 The development and building plans be generally in accordance with plans as referenced Project No.1601, Drawing No. 1378, Rev No. VO.1 drawn by Louis Phillips Architects and Associate, dated 25/07/2025 attached as **Appendix 1**.

4.5 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 proposal is in keeping with the current residential land use of the subject property and surrounding properties.
5.2 The proposed swimming pool is modest in scale ±23,10m² and constitutes a reasonable residential amenity associated with the existing dwelling house on the property.
5.3 The relaxation of the street building line facing Calais Street will not adversely affect the character of the area neighbouring properties, privacy or views.
5.4 The adjacent property owner also gave their consent to the proposal.
5.5 No municipal engineering services are impacted by the proposal.

6 Matters to be noted:

6.1 **None.**

7 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.

8 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.

9 **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**

10 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 **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

11 The appeal forms 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.

12 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.

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www.stellenbosch.gov.za

(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.

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

14 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.

09-09-2026

MANAGER: LAND USE MANAGEMENT
Chrizelle Kriel

Date:

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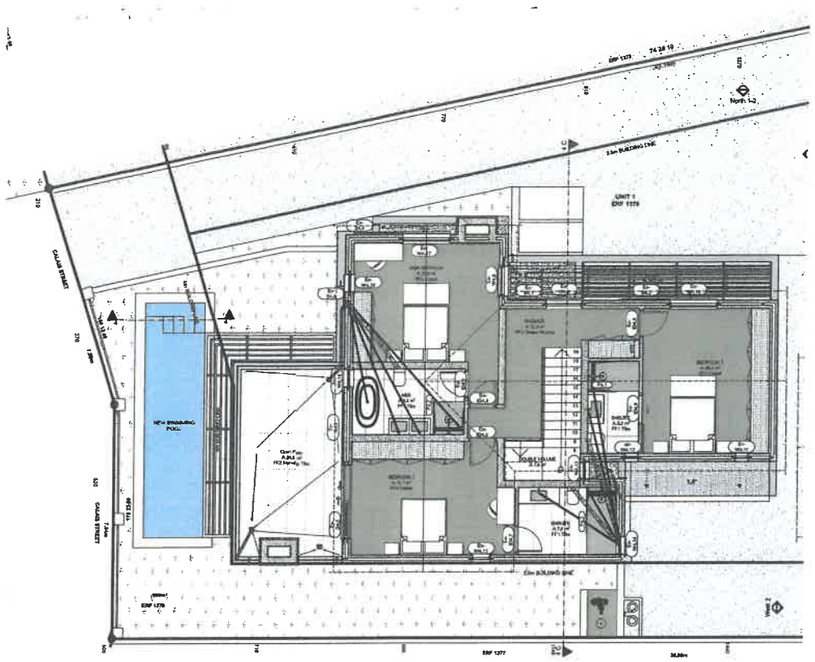
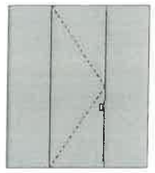


1:100 1378 - MINOR ALTERATIONS & NEW POOL FF

D - 01 Door Schedule House 4			
View from Side Opposite to Opening Side			
Full Element ID	D4.1	D4.2	D4.3
Quantity	1	1	1
W x H Size	2 325×2 706	5 770×2 746	3 304×2 746
Material / Catalogue Number	Frameless glass with door as per specialist.	Frameless glass door as per specialist.	Frameless glass door as per specialist.
Powder Coating: Class / Colour, Material Finish	As per specialist	As per specialist	As per specialist
Glass / Glazing	As per specialist	As per specialist	As per specialist

DOOR SCHEDULE

D - 01 Window Schedule House 4	
View from Side Opposite to Opening Side	
Full Element ID	W4.2
Quantity	1
W x H Size	1 335×2 700
Material / Catalogue Number	Fixed glass panel as per specialist
Powder Coating: Class / Colour, Material Finish	As per specialist
Glass / Glazing	As per specialist

FIXED GLASS SCHEDULE

REVISIONS:

Rev no.	Date:	Description:

AREA SUMMARY - ERF 1378
UNIT 1

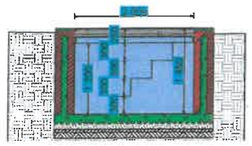
Ground storey:
Total Internal : 129.7m²
External Covered: 156.4m²
Garage : 36.00m²
U/C Patio : 21.90m²

First storey:
Total Internal : 113.7m²

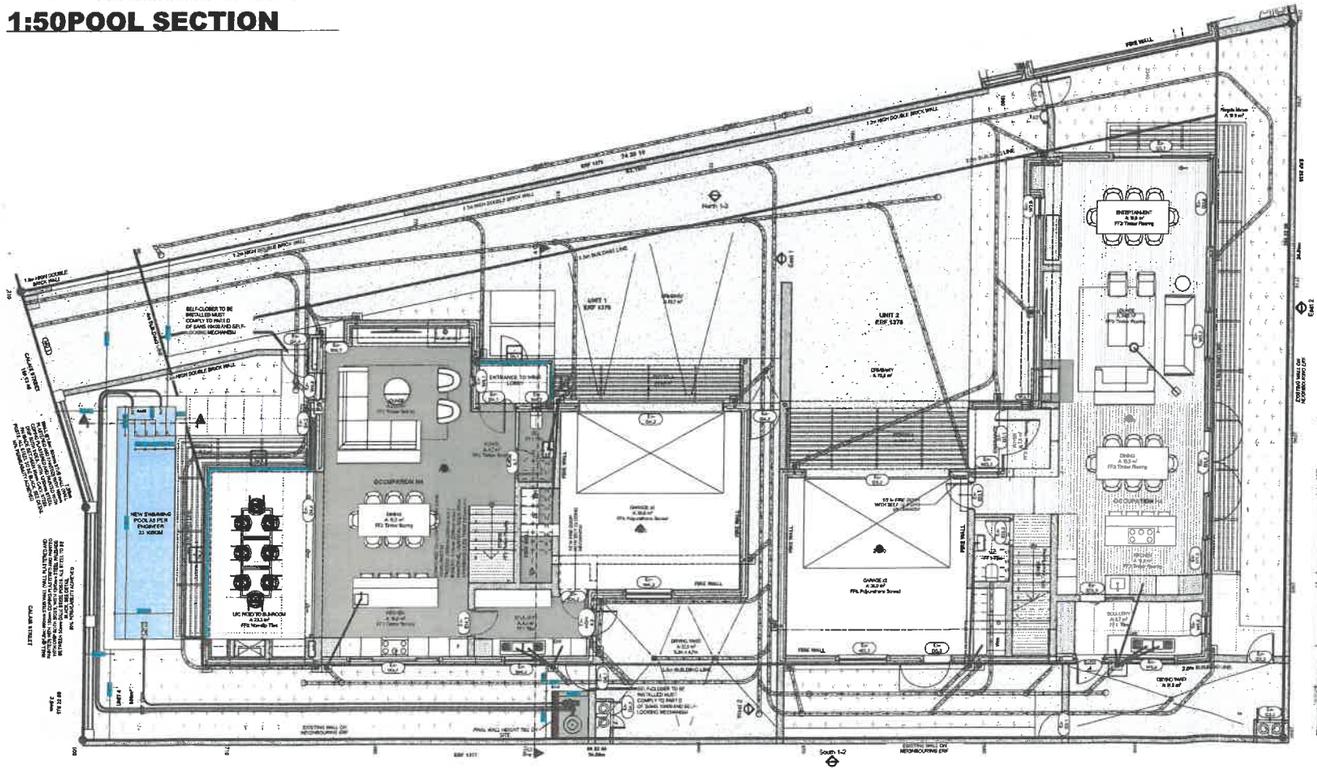
Total Covered : 156.4m²
Total Internal : 243.4m²
Erf Area : 800.00m²
Coverage : 19.55%

Drying yard : 22.6m²
Driveway : 53.7m²
Pergola 1-3 : 27.7m²
Double Volume : 7.2m²

GENERAL NOTES
•ALL MATERIALS AND GLAZING TO CONFORM TO ESTATE GUIDELINES AND NBR WHERE APPLICABLE
•ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE I BUILDER ANY DISCREPENCIES AND/OR OMISSIONS TO BE REFERED TO THE DRAUGHTSPERSON/ARCHITECT IMMEDIATELY.
•WRITTEN DIMENSIONS TO HAVE PRIORITY OVER DIMENSIONS DERIVED AT BY SCALING.
•ALL SANITARY WARE ON FIRST FLOOR TO BE FITTED WIT DEEP SEAL TRAPS
•PRECAST LINTOLS TO HAVE MIN. 6 LAYERS OF BRICKFORCED BRICKWORK ABOVE LINTOLS
•TWO LAYERS OF MALTHOID SHOULD BE USED AS SLIP-JOINT BETWEEN RE-INFORCED CONCRETE AND BRICK THROUGHOUT
•ALL FOUNDATIONS TO BE LAID ON SOLID VIRGIN SOIL
ONCRETE FLOORS LAID ON FILLING IN EXCESS OF 500mm HOULD BE RE-INFORCED WITH LIGHTWEIGHT RE-IFORCING CONCRETE MIX
LOOR AND FOUNDATION CONCRETE MIX AS PER VOLUM PART CEMENT: 4 PARTS SAND: 5 PARTS COARSE GGREGATE..CRUSH STRENGTH 25 Mpa AT 28 DAYS.
ORTAR MIX
ON STUCTURAL INTERNAL WALLS CLASS 3, PER VOLUME PART CEMENT: 1.6 PARTS LIME: 6 PARTS SAND.OTHER VALLS
LASS 2:PER VOLUME:1 PART CEMENT:.8 PARTS LIME: 4 ARTS SAND.
NIT STRENGTH FOR SOLID WALLS STRUCTURAL SINGLE TOREY INTERNAL AND EXTERNAL WALLS 7 Mpa.NON TRUCTURAL WALLS 7 Mpa.
WALLTIES
ALLTIES TO BE EVENLY SPACED AT 2.5 TIES PER SQ ETER ON THE FACE OF A CAVITY NOT IN EXCESS OF 5mm WIDE, AND AT 3 TIES PER SQ.METER FOR CAVITIES I XCESS OF 75mm
VEEPHOLES
EEPHOLES TO BE CREATED IN THE OUTER SKIN OF A AVITY WALL AT MAX. 1m INTERVALS BETWEEN BRICKS IRECTLY ABOVE THE FLOOR AND WINDOW LINTOL DPC
LASS: ALL GLASS TO BE USED IN DOORS,WINDOWS AND ALLUSTRADING TO COMPLY TO SAGGA SPESIFICATIONS



1:50POOL SECTION



1:100 1378 - MINOR ALTERATIONS & NEW POOL GF

UNIT 1 - WEST ELEVATION 1
SCALE 1:100

UNIT 1 - NORTH ELEVATION 1
SCALE 1:100

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Project Title:
Le Calais | Minor Alterations

10 Boland Street, Paarl, 7646
admin@drypack.co.za

Consultants:

Drawing Title:
MINOR ALTERATIONS & POOL

Drawing Status: Minor Alterations
Revision Status:

Drawing Scale: 1:100, 1:50, 1:1
Project Architect: Louis Phillips SACAP Nr 6943
Client Signature:
Project Architect Signature:

Date of First Issue:	Date of Print:	Project No:
25/04/2022	2026/03/24	1601
Issue Status: Minor Alterations		Revision No: VO.1
Drawn: REICH LATEGAN SACAP 6952684		Drawing Sheet No: 1378
Date: 14/07/2025		Rev No:
Checked: Louis Phillips SACAP Nr 6943		
Date: 25/07/2025		