



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP 1522/2026
Our File Reference Number: Erf 1379, 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 1379, 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 1379, 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 2.980m adjacent to Reservoir Street to accommodate the proposed swimming pool.
 - 3.1.2 4m street building line to 0m for the proposed associated pool pump.
- 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 in Project No. 1601, Drawing No.1379, 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 $\pm 11,6\text{m}^2$ and constitutes a reasonable residential amenity associated with the existing dwelling house on the property.
- 5.3 No objections were received from the neighbouring property owner, and the departure will not set an undesirable precedent or negatively affect the character of the area.
- 5.4 No municipal engineering services are impacted by the proposals.
- 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.
- (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.



MANAGER: LAND USE MANAGEMENT
Chrizelle Kriel

09-09-2026

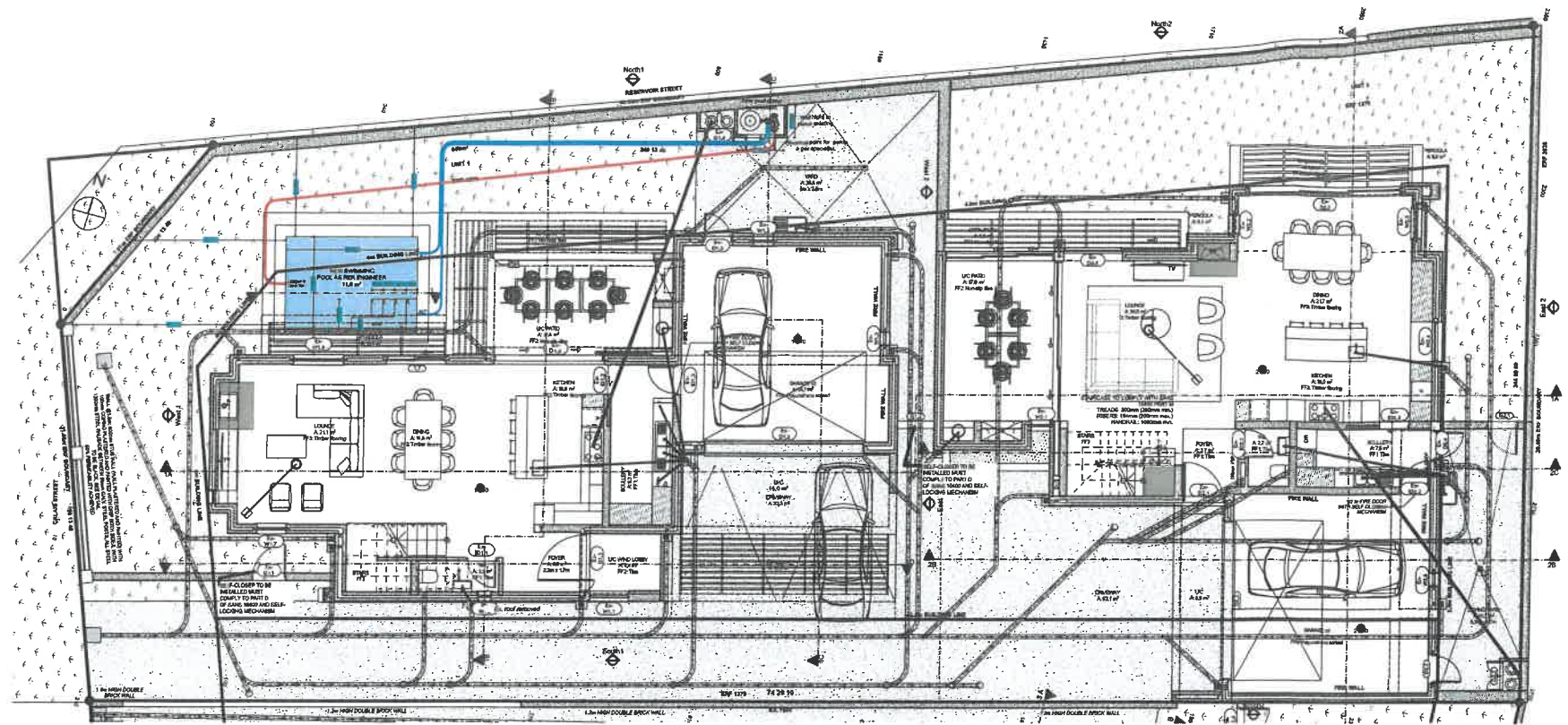
Date



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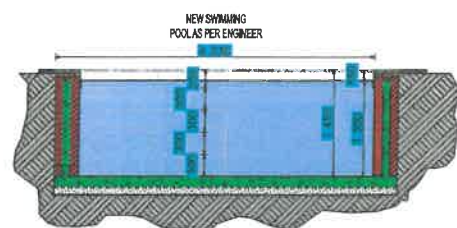
Annexure 1: Building Plan



1:100

1379 - NEW POOL - GROUND FLOOR

GF



1:50

POOL SECTION

SWIMMING POOL: PUBLIC SAFETY

- WALL/FENCE TO BE PRIVED THAT THAT NO PERSON HAVE ACCESS TO POOL FROM STREET OR PUBLIC OPEN SPACE OR ADJOINING SITE(MINIMUM 1.2m HIGH MEASURED FROM THE ADJACENT LEVEL)
- WALL/FENCE SHALL NOT CONTAIN ANY OPENING THAT WILL PERMIT THE PASSAGE OF A 100mm DIA. BALL (TO COMPLY WITH SANS 10400 PART D AND M)
- WALL/FENCE WITH GATES TO HAVE SELF-CLOSING AND SELF-LATCHING MECHANISM WITH PROVISION FOR LOCKING (MECHANISM TO BE FITTED ON POOL SIDE OF GATE AS HIGH AS POSSIBLE)
- GATE TO OPEN AWAY FROM SWIMMING POOL
- ALL TO COMPLY WITH SANS 10400 PART D

REV.	NO.	DATE	DESCRIPTION

Drying yard :	36,6m²
Driveway :	33,3m²
Pergola 1+2+3 :	44,9m²
Double Volume :	6,7m²
Coverage :	21,75%
Total Internal :	251,5 m²
Swimming pool:	11,6 m²
Open Patio :	20,0m²
Total Internal :	116,5m²
First storey:	
UIC Areas :	39,0 m²
External Covered :	174,0 m²

Ground storey:
AREA SUMMARY - ERF 1379
UNIT 1

- GENERAL NOTES
- ALL MATERIALS AND GLAZING TO CONFORM TO ESTATE GUIDELINES AND NBR WHERE APPLICABLE
 - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
 - BUILDER ANY DISCREPANCIES AND/OR OMISSIONS TO BE REFERRED 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 WITH 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
 - CONCRETE FLOORS LAID ON FILLING IN EXCESS OF 500mm SHOULD BE RE-INFORCED WITH LIGHTWEIGHT RE-INFORCING CONCRETE MIX
 - FLOOR AND FOUNDATION CONCRETE MIX AS PER VOLU 1
 - 1 PART CEMENT: 4 PARTS SAND: 5 PARTS COARSE AGGREGATE.CRUSH STRENGTH 25 Mpa AT 28 DAYS.
 - MORTAR MIX
 - NON STRUCTURAL INTERNAL WALLS CLASS 3. PER VOLUME 1 PART CEMENT: 1.6 PARTS LIME: 6 PARTS SAND.OTHER
 - WALLS
 - CLASS 2:PER VOLUME:1 PART CEMENT:8 PARTS LIME: 4 PARTS SAND.
 - UNIT STRENGTH FOR SOLID WALLS STRUCTURAL SINGLE STOREY INTERNAL AND EXTERNAL WALLS 7 Mpa.NON STRUCTURAL WALLS 7 Mpa.
 - WALLTIES
 - WALLTIES TO BE EVENLY SPACED AT 2.5 TIES PER SQ METER ON THE FACE OF A CAVITY NOT IN EXCESS OF 75mm WIDE, AND AT 3 TIES PER SQ.METER FOR CAVITIES IN EXCESS OF 75mm
 - WEEPHOLES
 - WEEPHOLES TO BE CREATED IN THE OUTER SKIN OF A CAVITY WALL AT MAX. 1m INTERVALS BETWEEN BRICKS DIRECTLY ABOVE THE FLOOR AND WINDOW LINTOL DPC
 - GLASS: ALL GLASS TO BE USED IN DOORS,WINDOWS AND BALUSTRADING TO COMPLY TO SAGGA SPECIFICATIONS

LOUIS PHILLIPS ARCHITECTS + ASSOCIATE

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 Postal: South Africa

Louis Phillips Architects
 Louis Phillips Architects-Associate

Project Title:
Le Calais | Minor Alterations

Consultants:
888

Drawing Title:
MINOR ALTERATIONS
 Drawing Status:
NEW SWIMMING POOL
 Revision Status:

Drawing Scale:
1:100, 1:50, 1:2
 Client Signature:
 Project Architect Signature:

Date of First Issue:
25/04/2022
 Date of Print:
2026/03/23
 Project No:
1601
VO.1
1379
 Drawn:
RENCH LATEGAN
SACAP 6552554
 Date:
14/07/2025
 Checked:
Louis Phillips
SACAP Nr 6043
 Date:
25/07/2025
 Drawing Sheet No:
 Rev. No: