STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1859/2026
Our File Reference Number: Erf 1802, Franschhoek
Your Reference Number: Ulrich von Molendorff
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 DEPARTURE ON ERF 1802, FRANSCHHOEK

1. The above application refers.

2. The duly authorised decision maker **hereby decides** on the above application as follows.

3. That the application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 1802, La Petite Provence - Franschhoek for a **Departure** to relax the 2m common building line (adjacent Erf 1801) to 0m to regularise the existing scullery behind the garage,

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

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

   4.1. The approval only applies to the 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.
   4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that may have a bearing on the proposed use.
   4.3. Building plans be submitted and approved by the Municipality 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. House Claasen - erf 1802, Page 1 of 2 & 2 of 2 drawn by The Plan Co, dated May 2026 attached as **Appendix A**.
   4.5. A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from date of final notification that the approval comes into operation and prior to the approval of any building plan.
   4.6. 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 scale and nature of the existing development will not compromise the character of the surrounding landscape.
   5.2. The scullery is a 5.8m² structure and an addition to the kitchen, leading from an existing door opening and is located directly behind and attached to the garage that is built into the side boundary with 0m building line and is not visible from the street.
   5.3. It is sufficient to consider that the unlawfulness of the addition is being rectified and that will not negatively impact the aesthetic appearance of the structure, the property itself or the surrounding environment, additionally, the primary use of the property will remain residential.
   5.4. All relevant departments will still be afforded an opportunity to comment on the final building plan. The applicant will be required to comply with requirements and the building plan process.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

7. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

8. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

9. An applicant who lodges a Section 79(2) 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.

10. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

11. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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

MANAGER: LAND USE MANAGEMENT

DATE: 23-11-2026

T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Appendix A:
Building Plan

stamp of approval - council

LA PETITE PROVENCE

RESIDENTIAL ESTATE · FRANSCHHOEK
HOME OWNER'S ASSOCIATION

As Built Compliance

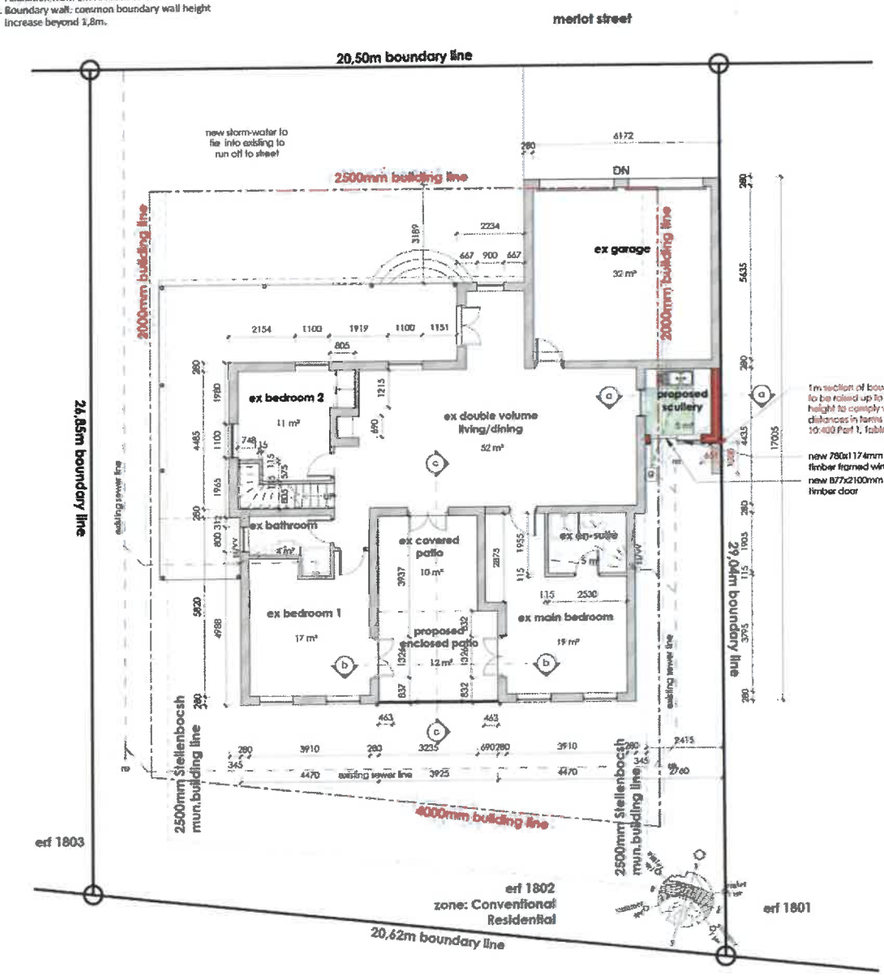
HOA Chairman	Estate architect
Barry Senior	Alastair Thorns

3 August 2026

Design Advisory Committee (DAC)
"Notice of Guideline Approval"

Record of decision by the Trustees and D.A.C. follows:

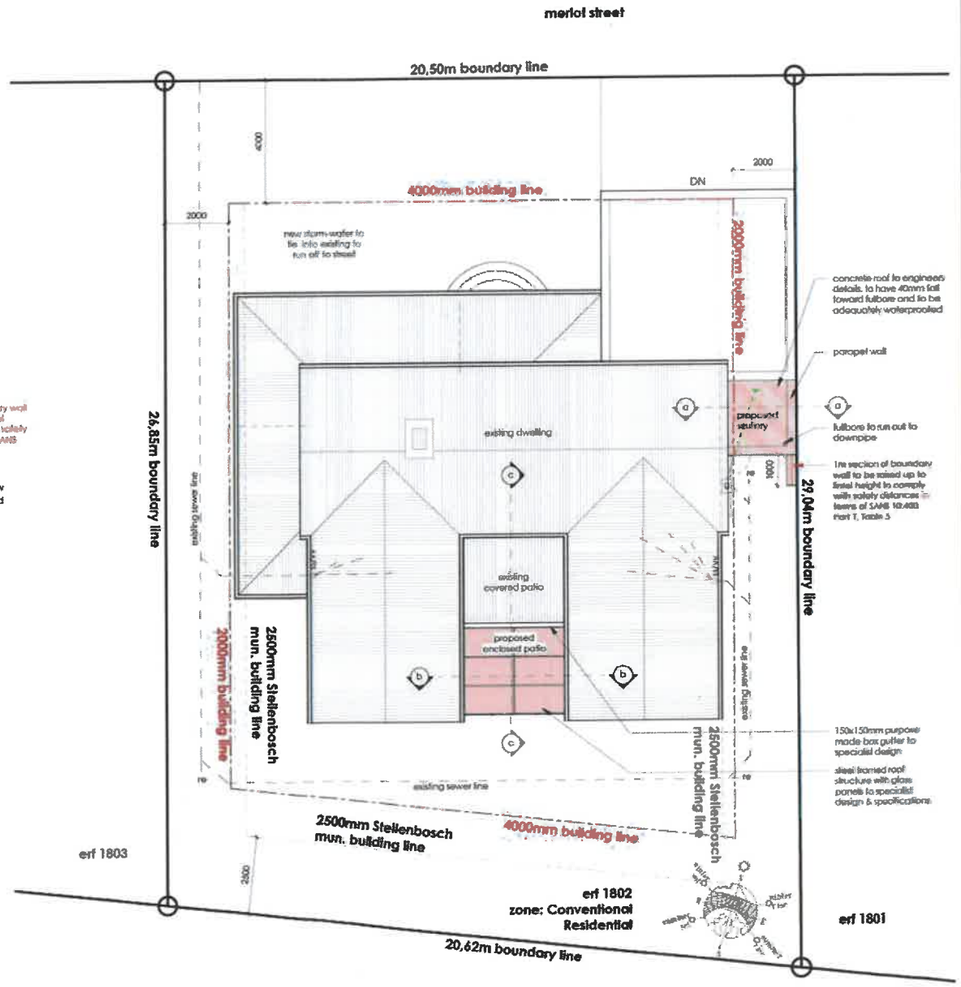
1. Scullery: common boundary line departure relaxation from 2m reduced to 0m.
2. Boundary wall: common boundary wall height increase beyond 1,8m.



ground fl
scale | 1 : 100



first fl
scale | 1 : 100



site layout
scale | 1 : 100

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer. internal non loadbearing walls to have 600mm x 700mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundation walls
to have 2,5 tie-wires per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5,5m as required, to engineers detail.

solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K. 280mm supporting wall with 50mm cavity, 115mm cement brickwork or equal approved with 2,5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufactures spec ex. allied concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary, provide expansion joints/lateral wall support every 5,5m as required, to engineers detail.

wall finishes
smooth plaster & painted to match existing as per HOA guidelines.

internal walls
to comply with SANS 10400 K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skimmed & painted. all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated white as per HOA guidelines. all glazing to comply with requirements of SANS 10400N&XA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated white as per HOA guidelines. all external timber doors to be solid hardwood as per winsters door catalogue, painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glass. all internal timber doors to be panelled semi solid. painted white.

roofs: glass roof, fibreglass roof
steel frame structure with glass panels fixed in openings of structure to specialist design & specifications. flashing and counter flashing to waterproofing specialist. timbers built into walls to be adequately protected, use timber grade 5.

ancillary roof: concrete roof
to strict engineers design and details. to have 40mm screed to fall towards full bore outlet and adequately waterproofed with derbigum sp4 system. concrete roof to be sufficiently insulated in accordance with SANS 204 regulations.

ceilings
6.4mm rhinoboard ceiling boards, skimmed and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

roof insulation
all roofs to be insulated so that a min. r-value of 3,7 is achieved (to comply with SANS 10400-XA:2021 - 5.6) insulation to be:
glass wool blanket (isotherm or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3,35

roof construction r-values
average r-value of roof structure - 0,35
reflective foil - 0,75
insulation r-value - 3,14
total r-value: - 4,24
conclusion: 135mm isotherm or similar approved to be installed between trusses/rafters.

concrete roof insulation
insulation to be: isoboard or similar approved stonechips onto 90mm isoboard onto torch-on waterproofing on screed to fall to outlets, onto lightweight rc slab to engineer.
concrete roof assembly - 0,57 (climatic zone 4).
insulation product - 3,429 (90mm isoboard)
total r-value: - 3,999

rainwater goods
125x80mm seamless aluminium o-gee gutters into 75mm uPVC downpipes where required, to be colour white. fascias to be 300mm nutek fibre cement & to be painted white as per HOA guidelines.

soffits/cassboards
tile finish to be monochrome colour, in white or grey shades as per HOA guidelines.

joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

distribution/reticulation/cabling
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 1014-2-1.

plumbing
installation to comply with local authority requirements and SANS 10400.
toilets - dual flush cistern with a 3L & 6L flush
taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand was basins to have metering / demand taps

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400-O i.o. min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400-O i.o. up to 10% of net floor area per storey.

drainage
installation to comply with NBR and SANS 10400-P. to be closed system of ø110mm pvc pipes at min 1:60 and max. 1:40 fall. first inspection eye to be minimum 450mm below ground level. all vent pipes to be 50mm ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 400mm inside radius. all drains below building & driveway to be encased clean sand binding.

locality plan



general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction. full liability and responsibility will be for the owner or builder. contractor to check and confirm all dimensions and levels prior to the setting out of the works. use figured dimensions, do not scale. any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification. setting out to be done from the surveyors pegs. all work to comply with s.a.n.s. 10400 codes and local authority rules, regulations and requirements. this spec is intended to supplement the nbr and the nbr takes precedence.

copyright subsists over this drawing and remains property of the designers.

signature

owner:

other:

25 05 2026	00	alt & add	mvn

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
RORY BANDS

[redacted]

THE PLAN CO
architectural designers

7561 | claasen | erf1802 | rev00

alteration & addition

project	house claasen - erf 1802 17 merlot street la petite provance franschoek
ground floor	168,5m²
first floor	68,4m²
ex rear covered patio	10,1m²
ex front covered patio	41,2m²
proposed enclosed patio	11,7m²
proposed scullery	5,8m²
footprint	237,3m²
site	834,91m²
coverage	28,4%
zoning	Convensional Residential Zone

sheet info

title	site plan & floor plan
date	may 2026
scale	as shown @ A1
drawn	m van niekerk
checked	s campbell
stage	council sub

[redacted] working drawings

stamp of approval - council

LA PETITE PROVENCE

RESIDENTIAL ESTATE - FRANSCHHOEK
HOME OWNER'S ASSOCIATION

As Built Compliance

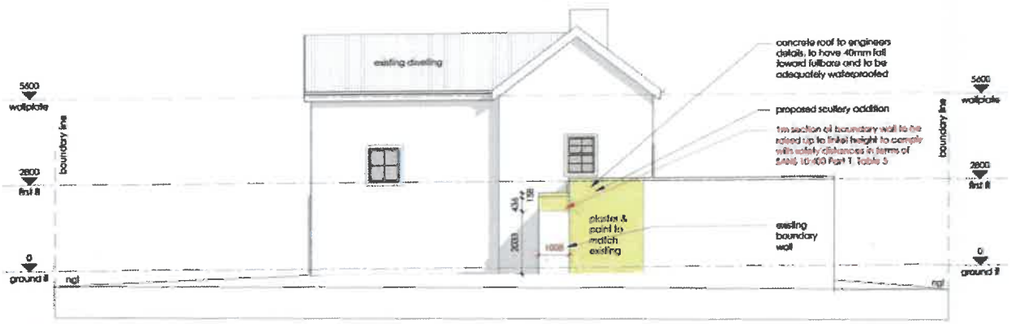
HOA Chairman	Estate architect
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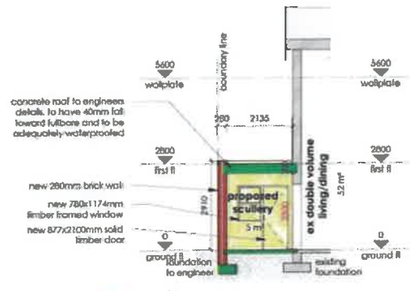
east elevation

scale | 1 : 100



north elevation

scale | 1 : 100



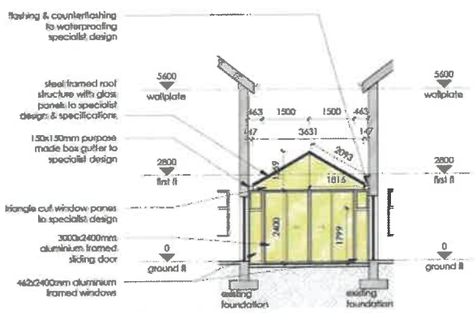
section a-a

scale | 1 : 100



south elevation

scale | 1 : 100



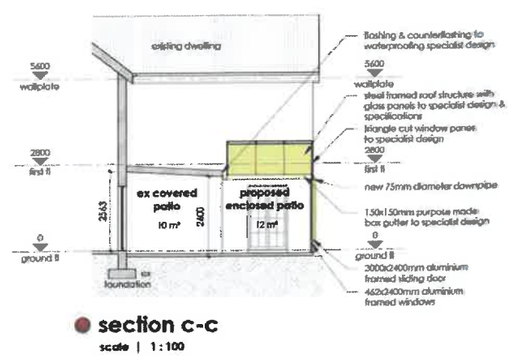
section b-b

scale | 1 : 100



west elevation

scale | 1 : 100



section c-c

scale | 1 : 100

specification - local authority

foundations
to be concrete strip foundations, minimum 750mm x 250mm and/or to engineer, internal non loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundation walls
to have 2,5 tie-wires per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5,5m as required, to engineers detail.

solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm, lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

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patio glass roof (double pitched roof)
steel frame structure with glass panels fixed in openings of structure to specialist design & specifications. flashing and counter flashing to waterproofing specialist. timber built into walls to be adequately protected, use timber grade 5.

scullery roof (concrete roof)
to strict engineers design and details. to have 40mm screed to fall towards full bore outlet and adequately waterproofed with derbigum spot system. concrete roof to be sufficiently insulated in accordance with SANS 204 regulations.

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6.4mm rhinoboard ceiling boards, skimmed and painted, fixed to 38 x 38mm timber battens (50x38 at joints) @ 400mm c/c fixed to underside of trusses.

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glass wool blanket (isotherm or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3.35

roof construction r-values

average r-value of roof structure	- 0.35
reflective foil	- 0.75
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tile finish to be monochrome colour, in white or grey shades as per HOA guidelines.

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switches/reticulation/lighting
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.
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taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand wash basins to have metering / demand taps

ambient ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400-L1.o min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400-L1.o. up to 10% of net floor area per storey.

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general - take note

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signature

owner:

other:

25 05 2026	00	all & add	mm

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
RORY BANDS
[redacted]

THE PLAN CO
architectural designers

7561 | claasen | erf1802 | rev00

alteration & addition

project [redacted]

ground floor	168,5m²
first floor	68,4m²
ex rear covered patio	10,1m²
ex front covered patio	41,2m²
proposed enclosed patio	11,7m²
proposed scullery	5,8m²
footprint	237,3m²
site	834,91m²
coverage	28,4%
zoning	Conversional Residential Zone

sheet info

title	elevations
date	may 2026
scale	as shown @ A1
drawn	m van niekerk
checked	s campbell
stage	council sub