



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17217 (TP86/2022)

Our File Reference Number: Erf 360, 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 CONSENT USE AND PERMANENT DEPARTURE: ERF 360, KEEROM STREET, LE ROUX, 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 applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 360, Le Roux - Franschhoek for:
 - 2.1.1 A consent Use in terms of Section 15(2)(o) of the said bylaw to exceed the threshold of additional use to allow for the construction of the proposed second dwelling unit.
 - 2.1.2 A Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the following building lines:
 - 2.1.3 The common building lines from 2.5m to 1.5m (adjacent to Erf 361) and from 2.5m to 1.1m (adjacent to Erf 356) to accommodate the proposed second dwelling unit 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 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.
- 3.2 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.
- 3.3 Building plans must be submitted and approved by the Municipality before the commencement of any building works, which will only be approved when all relevant conditions of approval have been complied with.
- 3.4 Building plans be generally in accordance with the site plan/floor layout plan as referenced as, Drawing No. 20/10/25 D, Drawn by: MasterPlan Projects Architecture, Dated: Nov 2025 (**Annexure B**).
- 3.5 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw, as illustrated on the site plan, to the satisfaction of the Municipality.
- 3.6 The conditions relating to infrastructure services imposed by the Directorate of Infrastructure Services, contained in the memorandum dated 9 June 2026 and attached as (**Annexure C**) be complied with to the satisfaction of the said department.

4. The reasons for the above decision are as follows:

- 4.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- 4.2 The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment and the primary use of the property will remain residential

5. Matters to be noted:

None

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

10/6/2026.
DATE



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Annexure C:

Comments received from Internal Departments: (Engineering Services)



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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Salome Newman
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Kurt Titus
Date ▫ Datum:	09 June 2026
Our Ref ▫ Ons Verw:	Civil LU 2796
Town Planning Ref:	LU/17217
Re ▫ Insake:	Erf 360, Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023, for permission in terms of the zoning scheme to allow an additional use (Technical approval) for the construction of a second dwelling unit on erf 360, Le Roux, Franschhoek

The application is **recommended for approval**, subject to the following conditions:

1. Civil Engineering services

- 1.1 The existing municipal sewer and water connection points must be used for the proposed second dwelling unit.

KTitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

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