



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18177 (TP945/2025)

Our File Reference Number: Erf 15898, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 15898, STELLENBOSCH

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 Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 15898, Stellenbosch for a departure for:
 - 2.1.1 deviation of the 50% transparency on street boundary in order to construct a solid street boundary wall (R304)
 - 2.1.2 to exceed the permissible height restriction from 1,8m (on a street boundary) to 3,1m
- 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 said Bylaw:
 - 3.1 The approval only applies to the permission applied for and departure 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 existing landscaping along the road must be maintained.
 - 3.3 The proposed boundary wall must be in line with the current aesthetics/treatment as the existing boundary walls in this area.

3.4 Building plans reflecting only the approved structures, must be generally in accordance with Site Plan & Sections Plan no. EV/MTS1/300csp. Revision A, dated February 2024 and drawn by E-Visions Architectural design studio and attached as **ANNEXURE A**.

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

4.1 The R304 is higher than the Mount Simon Estate, thus the proposed boundary wall will not have major impact on 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.

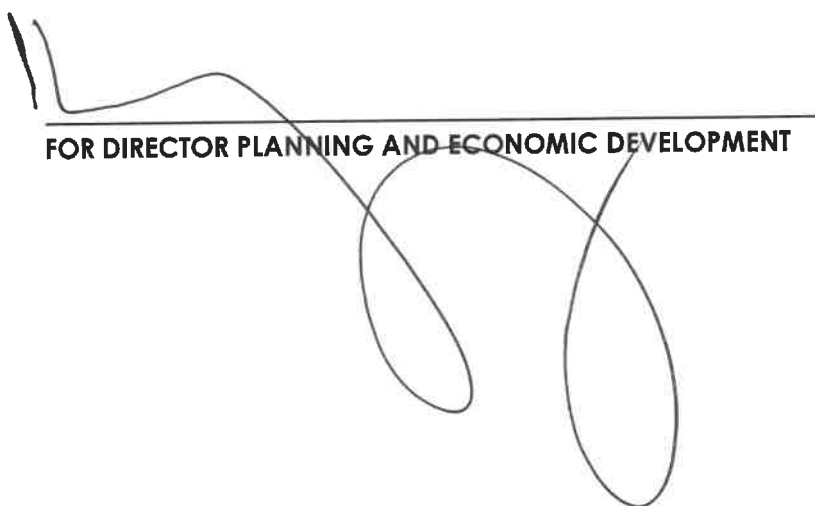
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

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



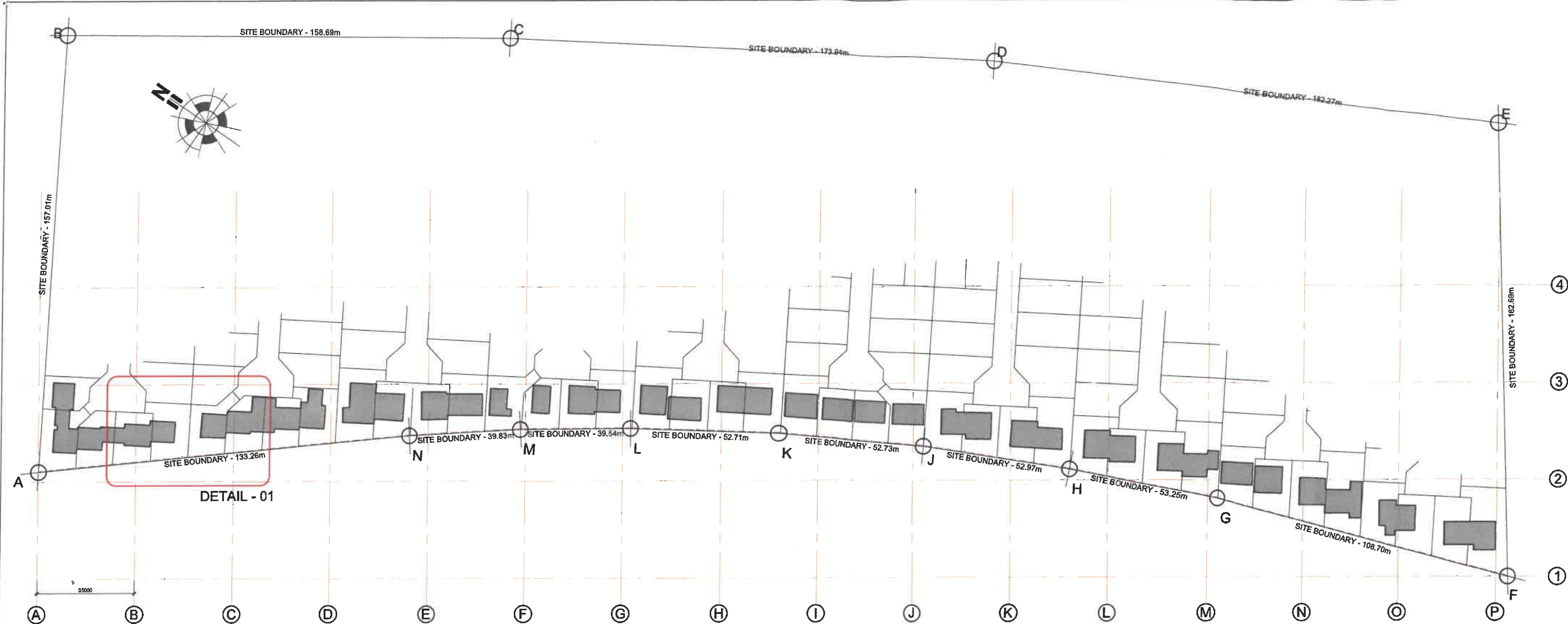
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FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

30/10/2025

DATE:

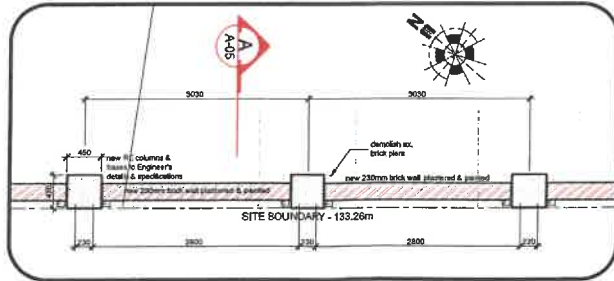
Annexure A: Building Plan



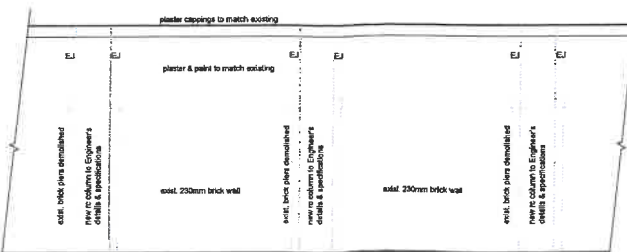
00 - SITE LAYOUT PLAN
SCALE 1: 750



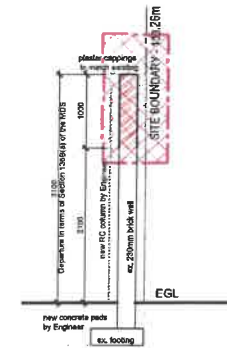
01 - BOUNDARY WALL PLAN
SCALE 1: 200



02 - TYPICAL BOUNDARY WALL COLUMN LAYOUT
SCALE 1: 50



04 - TYPICAL SOUTH WEST BOUNDARY WALL ELEVATION
SCALE 1: 50



03 - TYPICAL SECTION - A
SCALE 1: 50

	PROPOSED NEW WORK
	DEPARTURES REQUIRED IN TERMS OF THE D.M.S.
	Consent required for the relaxation of the Title Deed setback clauses:
	Setback as per MDS
	Setback as per Title Deed

SITE DATA:	
SITE AREA:	7.56Ha
ZONING:	SR1 (Single Residential 1)
COVERAGE (ACTUAL/EXISTING):	N/A
FLOOR FACTOR:	N/A
NEW BOUNDARY WALL:	\$35m @ 3.1m High (Street boundary wall raised by 1m from 2.1m)

- GENERAL NOTES:**
 - 1.1. Specification to be used in conjunction with designer's drawings.
 - 1.2. All products and materials used to be SABS approved and to comply with council requirements.
 - 1.3. Wall dimensions take precedence over scaling.
 - 1.4. Any queries or discrepancies to be reported to designer immediately before proceeding with any work.
 - 1.5. These specifications are for local authority approval and do not constitute specifications to be built in accordance to.
 - 1.6. All external built into walls to be well connected, lapped or wrapped in a damp proof membrane before being built into walls.
 - 1.7. All work to comply with SANS10400.
- WALL NOTES:**
 - 2.1. **CONCRETE:**
 - Concrete to match existing. All external walls to be 230mm.
 - All existing walls are plastered and painted, new walls to match existing, paint only walls affected by alterations to match existing.
 - 2.2. **INTERNAL WALLS:**
 - Internal walls: N/A
 - Concrete to match existing.
 - New walls - apply 10mm plaster finish, paint, colour to client's spec.
 - Walls to comply with Part K of SANS10400.
- FOUNDATIONS:**
 - 3.1. All foundations are to comply with Part H of SANS10400.
 - 3.2. All footings to be as dimensioned on plan unless otherwise indicated.
 - 3.3. Foundations are not to encroach on boundaries.
 - 3.4. Foundations are to be cast on solid ground at levels as indicated on drawings.
 - 3.5. Where dry conditions are forecast, trenches are to be dug until solid bearing ground is reached to engineer's specifications.
 - 3.6. 800 x 200mm footings to single level walls.
- SITE LEVELS/ LANDSCAPING**
 - 4.1. All levels to be checked on site.
 - 4.2. All new levels to ensure free discharge of storm water.

- Demolish demolished work
- 40mm safety glazing
- 40mm pvc waste pipe
- 100mm pvc soil pipe
- 110mm pvc soil pipe at 1:60 falls
- PC rainwater channels to LA storm water connection
- existing pvc soil pipe held to falls (1:80 min.)

4	3	2	1
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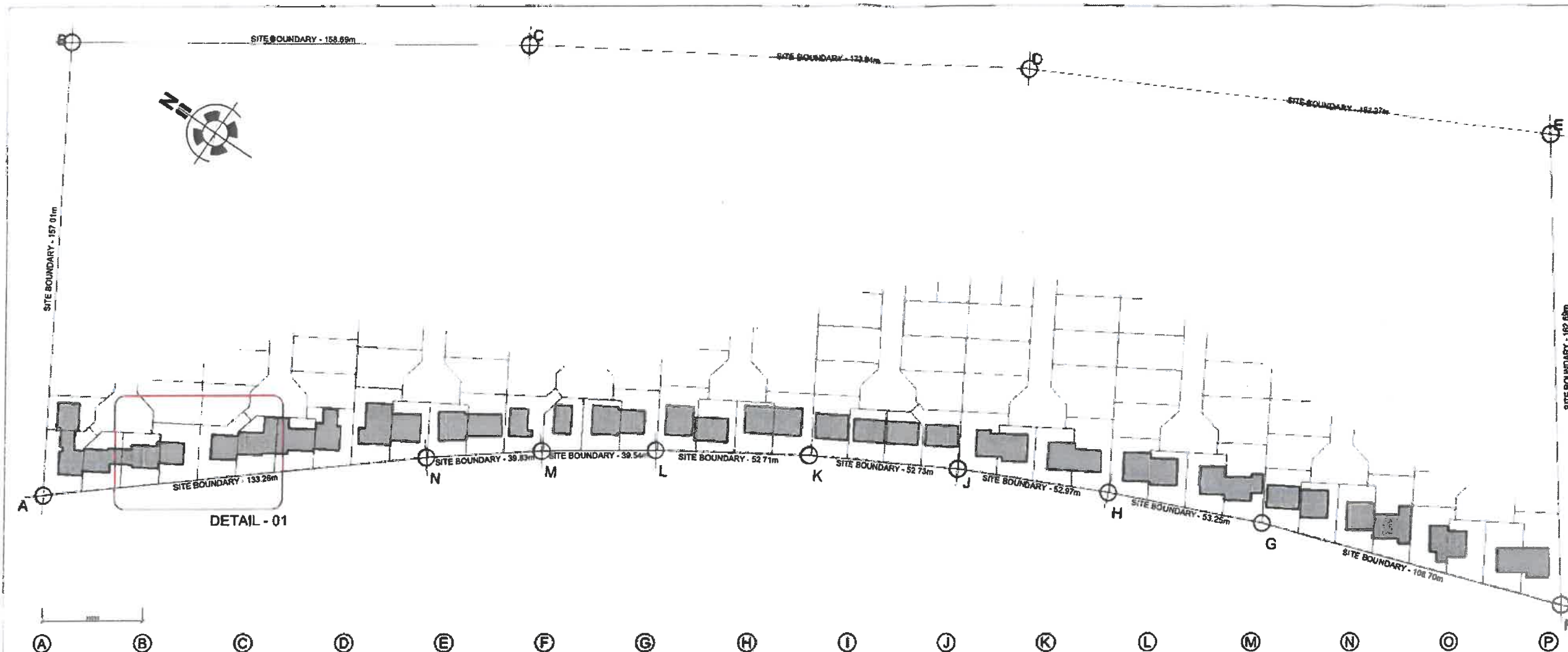
2024/04/02	Wall column support changed	A
DATE	REVISION	NO.

PROJECT/ TITLE
COUNCIL SUBMISSION PLAN
ALTERATIONS & ADDITIONS TO EXISTING STREET FACING BOUNDARY WALL ON ERF NO. 15698, STELLENBOSCH

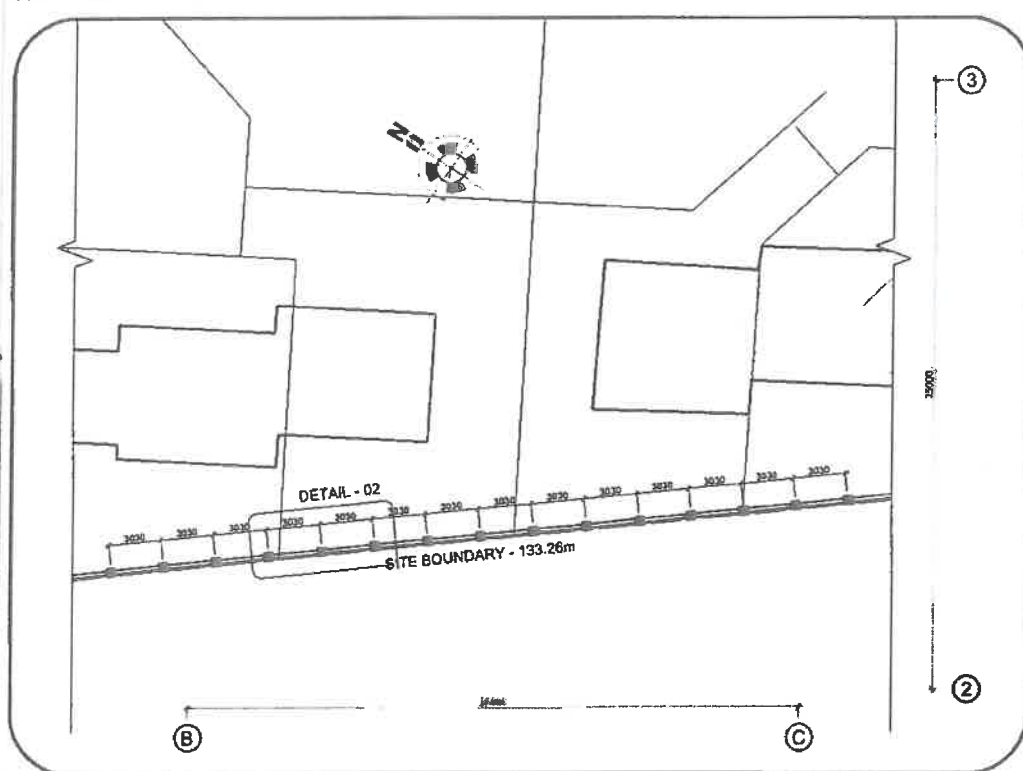
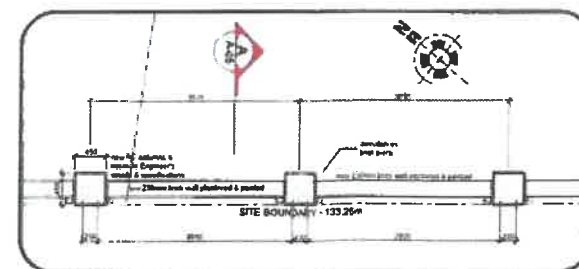
CLIENT
MOUNT SIMON ESTATE
R304 KOELENHOF ROAD, CLOETESDAL, STELLENBOSCH

E-VISIONS

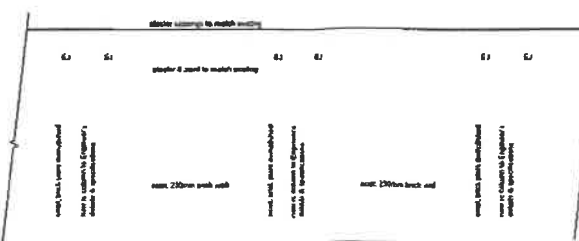
DRAWN NTE/NLE	DATE FEB 2024	SCALE AS SHOWN
DRWG. NO EV/ MTS/ 30/04/24	REVISION A	MEDIA FORMAT A1
COPYRIGHT TO DESIGNER		



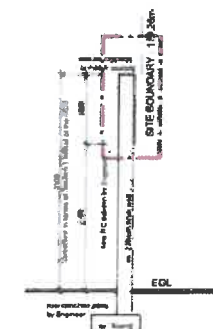
00 - SITE LAYOUT PLAN
SCALE 1:750



02 - TYPICAL BOUNDARY WALL COLUMN LAYOUT
SCALE 1:50



04 - TYPICAL SOUTH WEST BOUNDARY WALL ELEVATION
SCALE 1:50



03 - TYPICAL SECTION - A
SCALE 1:50

PROPOSED NEW WORK	
DEPARTURES REQUIRED IN TERMS OF THE S.A.S	
Consent required for the relaxation of the TDS Development clauses	
Setback as per MDS	
Setbacks as per Title Deed	
SITE DATA	1:50%
SITE AREA	1:50%
LOTTING	1:50%
COVERAGE (ACTUAL/EXISTING)	1:50%
FLOOR FACTOR	1:50%
NEW BOUNDARY WALL	1:50%

MT SIMON ESTATE
STELLENBOSCH
Approved by Mt. Simon Estate HOA
Date: 8/4/2024

1. GENERAL NOTES:	
2. WALL NOTES:	
3. FOUNDATIONS:	
4. SITE LEVELS/ LANDSCAPING:	
5. OTHER NOTES:	
6. REVISIONS:	
7. CLIENT:	
8. PROJECT/ TITLE:	
9. DATE:	
10. REVISION:	
11. SCALE:	
12. MEDIA:	