STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1322/2025
Our File Reference Number: Erf 252, Raithby
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 252, RAITHBY

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

3. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 252 Raithby for:

   3.1 **Departure** in terms of Section 15 (2) (b) of the said bylaw, for the following: -

      3.1.1 To exceed the allowed height of the boundary wall (adjourning Erf 120 & 155) from 1m to 2,1m solid brick with 0.3m electric fence above, up to 2.4m intended to provide privacy to the neighbouring properties.

   BE APPROVED in terms of Section 60 of the said Bylaw.

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

   4.1 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.

   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 The development and building plans be implemented in accordance with the Site Development Plan, referenced as project No: ABMB, dated: undated, drawn by WL (Boogertman partners), attached as **Annexure A**.

5. **The reasons for the above decision are as follows:**

5.1 The scale and nature of the proposal will not compromise the existing character of the surrounding landscape.

5.2 The proposal is in line with the existing land use of the property and will have limited negative impact on the character of the surrounding area.

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.

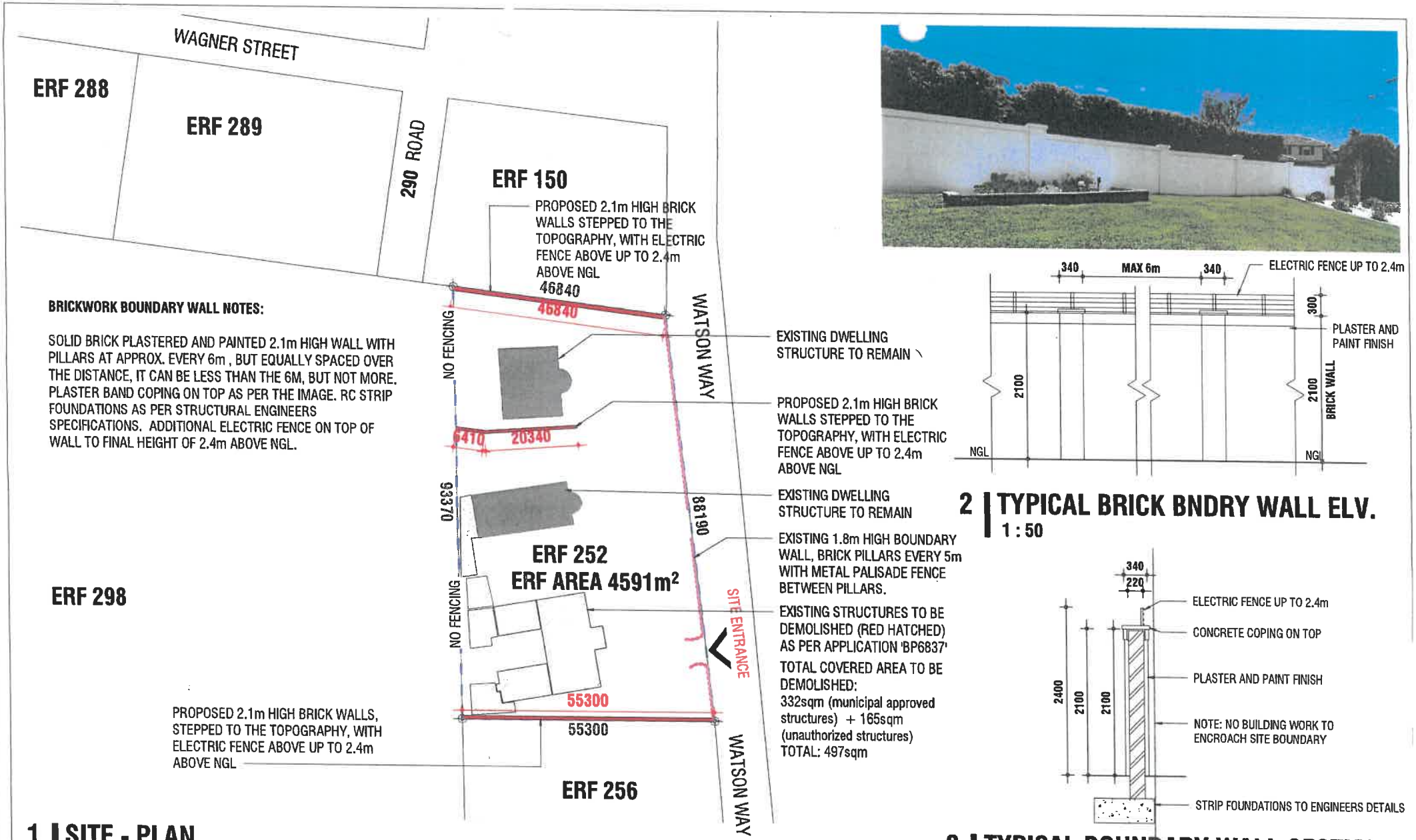
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

19/11/2025

DATE:



BRICKWORK BOUNDARY WALL NOTES:

SOLID BRICK PLASTERED AND PAINTED 2.1m HIGH WALL WITH PILLARS AT APPROX. EVERY 6m , BUT EQUALLY SPACED OVER THE DISTANCE, IT CAN BE LESS THAN THE 6M, BUT NOT MORE. PLASTER BAND COPING ON TOP AS PER THE IMAGE. RC STRIP FOUNDATIONS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS. ADDITIONAL ELECTRIC FENCE ON TOP OF WALL TO FINAL HEIGHT OF 2.4m ABOVE NGL.

1 | SITE - PLAN
1 : 750

2 | TYPICAL BRICK BNDRY WALL ELV.
1 : 50

3 | TYPICAL BOUNDARY WALL SECTION
1 : 50

GENERAL

1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from B+P and all other consultants related to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Boogertman + Partners Architects
11. NOTE THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 9000) ALL SECTIONS.

REVISION

REV	DATE	DRAWN	DESCRIPTION

CAPE TOWN
1st Floor Utlicht, Tygerberg Office Park, 163 Uys Krige Dr, Plattekloof, 7500
Tel: (021) 930 8210
PO Box 51148, Waterfront, 8002

JOHANNESBURG
Tel (011) 780 1500

PRETORIA
Tel: (012) 429 7350

DURBAN
Tel: (031) 265 1905

KENYA

PROJECT

RAITHBY
FOR
ANNANDALE ROAD PROPERTIES
ERF 252
RAITHBY
STELLENBOSCH

TITLE

SITE PLAN - PROPOSED BOUNDARY WALLS

SCALE: As indicated @ A3

PROJECT	PHASE	DISCIPLINE	BLOCK/SERIES/SUFFIX	REV
ABMB	06	AR	0001-A3	

DRAWN BY:
CHECKED BY: