

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: ERF 1431 FRANSCHHOEK

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 6-8 Fabriek Street, Franschhoek, 7690

Application Property Number: Erf number 1431, Franschhoek

Applicant: Franschhoek Storage (Pty) Ltd

Owner: Susan May Bailey – franschhoekstorage@gmail.com
0218762174/0828863146

Application Reference: LU/18517 (TP1055/2025)

Description of land development proposal:

Application has been made in terms of section 15(2)(b) of the Stellenbosch Municipality Land Use Planning Bylaw 2023 for a departure to change the requirement that 50% of the street boundary wall shall consist of a visually permeable section to allow for a solid wall on Erven 1431 and 456, Franschhoek.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Franschhoek Storage c/o Susan May Bailey - franschhoekstorage@gmail.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **18 July 2025**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (021)8762147 during normal office hours.

Yours faithfully,

SUSAN BAILEY

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEKTIPE: ERF 1431 FRANSCHHOEK

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 6-8 Fabriek Street, Franschhoek, 7690

Aansoek eiendom beskrywing: Erf number 1431, Franschhoek

Aansoeker: Franschhoek Storage (Pty) Ltd

Eienaar: Susan May Bailey – franschhoekstorage@gmail.com
0218762174/0828863146

Aansoek Verwysing: LU/18517 (TP1055/2025)

Besonderhede van die grondgebruiksaansoek:

Aansoek is ingedien ingevolge artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Grondgebruikbeplanningsverordening 2023 vir 'n afwyking om die vereiste te verander dat

50% van die straatgrensmuur uit 'n visueel deurlaatbare gedeelte moet bestaan om voorsiening te maak vir 'n soliede muur op Erwe 1431 en 456, Franschhoek.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van

die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Franschhoek Storage c/o Susan May Bailey - franschhoekstorage@gmail.com. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **18 Julie 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (021)8762147 gedurende normale kantoor ure.

Die uwe

SUSAN BAILEY

STELLENBOSCH • PNIEL • FRANSCHHOEK

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2025-02-28	DOCUMENT NO:	781338
ERF / FARM NO:	1431	CREATED BY:	Nicole Katts
LOCALITY:	6-8 Fabriek Street , FRANSCHHOEK	APPLICATION NO:	LU/18517
OWNER'S NAME:	Franschhoek Storage CC	APPLICATION VAT NO:	4460165907
ADDRESS:	6-8 Fabriek Street Franschhoek 7690	VAT NO:	4700102181
		APPLICANT:	Susan May Bailey
		TEL NO:	0218762174

[illegible]

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME: Nicole Katts
SIGNATURE

DATE: 28.02.2025.

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

File # 100-10288-10

E 1431 FH

SC64-N5

VERIFIED BY

COLLABORATORIES:

NAME: _____

SIGNATURE

TOTAL AMOUNT PAYABLE	2700.00
-----------------------------	----------------

VAT INCLUDED @ 15%	352.17
--------------------	--------

STELLERBOOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

19 MAR 2025

RECEIVED

DATE:

BANKING DETAILS FOR EFT PAYMENT

ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/ and ERF/FARM

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00

O

Lums
Allocated
to planner
(AG)

**Enquiries**

Nicole Katts

Phone Number

0218080000

E-mail

nicole.katts@stellenbosch.gov.za

BTW/VAT Invoice No: 16999**Invoice VAT Reference:** 4700102181**Name:** Susan May Bailey**Invoice Date:** 2025/2/28**Reference No:** TP1055/2025**Payment Due Date:** 2025/3/14**Client Street address:** 4, 6, 8 Fabriek Street Franschhoek
Franschhoek Western Cape South Africa 7690**Municipality street address:** PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600**Client Postal address:** 4, 6, 8 Fabriek Street Franschhoek
Franschhoek Western Cape South Africa 7690**Municipality postal address:** PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600**Client VAT No:** 4460165907**Town Planning Application Fees**

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Departure applications including but not limited to building lines, coverage, height, bulk, parking.	1	2 700.00	Per application per property	2 700.00
Total Excl VAT					2 347.83
VAT					352.17
Invoice Total					2 700.00

*VAT Exempt

Created By: Petersen, Nicole**Signature:** NKatts**Verified By:** Petersen, Nicole**Signature:** _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655**Please use the following as reference number:** TP1055/2025

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.

RE: INVOICE & POP: ERF 4859 STELLENBOSCH

From Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>

Date: Wed 3/19/2025 10:05 AM

To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>; Nolutindiso Momoti <Nolutindiso.Momoti@stellenbosch.gov.za>

Local Authority: SIB Stellenbosch Municipality LTVE Vote: 12200103450000
Financial Year: 2024 Period: 9 Level: 4

Pr Post	Date	TC	LV	Reference	Amount	It.	Comment
9	01/03/2025	11	4	1000281933	434782.61	N A: DIR1	4334 LU/14500 ERF
9	03/03/2025	11	4	1000282038	1000.01	N A: DIR1	4334 LU/16356 ERF
9	03/03/2025	11	4	1000282067	504.35	N A: DIR1	4334 ERF 104 LAND
9	04/03/2025	11	4	1000282231	2347.89	N A: DIR1	4334 TP694/2024 T
9	05/03/2025	11	4	1000282284	434.79	N A: DIR1	4334 LU18523 LAND
9	05/03/2025	11	4	1000282307	504.35	N A: DIR1	4334 LU/18563 ERF
9	05/03/2025	11	4	1000282332	2347.89	N A: DIR1	4334 TP1060/2025
9	06/03/2025	11	4	1000282381	504.35	N A: DIR1	4334 LU/18567 LAN
9	06/03/2025	11	4	1000282428	504.35	N A: DIR1	4334 LU/18577 BLC
9	06/03/2025	11	4	1000282481	2347.89	N A: DIR1	4334 TP681/2024 T
9	07/03/2025	11	4	1000282560	504.35	N A: DIR1	4334 LU/18565 ERF
9	10/03/2025	11	4	1000282717	151.31	N A: DIR1	4334 TP1019/2024
9	10/03/2025	11	4	1000282731	504.35	N A: DIR1	4334 ERF 510/748
9	10/03/2025	11	4	1000282739	556.59	N A: DIR1	4334 ERF 510/748
9	10/03/2025	11	4	1000282746	2347.89	N A: DIR1	4334 TP1066/2025
9	11/03/2025	11	4	1000282768	2347.89	N A: DIR1	4334 LU/18605 ERF
9	11/03/2025	11	4	1000282804	504.35	N A: DIR1	4334 LU18605 ERF
9	11/03/2025	11	4	1000282824	1513.06	N A: DIR1	4334 TP680/2024 T
9	11/03/2025	11	4	1000282832	2347.89	N A: DIR1	4334 TP680/2024 T
9	11/03/2025	11	4	1000282857	151.30	N A: CMSH3	2876202503110016
9	12/03/2025	11	4	1000282889	504.35	N A: DIR1	4334 LU/18603 ERF
9	12/03/2025	11	4	1000282890	547.89	N A: DIR1	4334 BP6250/2025
9	12/03/2025	11	4	1000282901	2347.89	N A: DIR1	4334 TP1061/2025
9	12/03/2025	12	4	1000282103	1006.70	N LU/18461 ERF	46202503120010
9	14/03/2025	11	4	1000282952	69.57	N A: DIR1	4334 LU 17670 ERF
9	14/03/2025	11	4	1000282959	2347.89	N A: DIR1	4334 TP1001/2024
9	14/03/2025	11	4	1000283024	2347.89	N A: DIR1	4334 TP1059/2025
9	17/03/2025	11	4	1001403814	2347.89	N A: DIR2	2207 ERF 10736 LA
9	17/03/2025	11	4	2001403833	504.35	N A: DIR2	4334 TP1065/2025
9	18/03/2025	11	4	1000283130	2347.89	N A: DIR1	4334 LU/18620 ERF
9	18/03/2025	11	4	1000283131	2347.89	N A: DIR1	4334 TP1117/2025
9	18/03/2025	11	4	1000283141	504.35	N A: DIR1	4334 TP1100/2025
9	18/03/2025	11	4	1000283145	2347.89	N A: DIR1	4334 TP1100/2025
9	18/03/2025	11	4	1000283150	2347.89	N A: DIR1	4334 TP1100/2025
9	18/03/2025	12	4	1000283036	5479.27	N TP1112/2025	TOMB202503180012
9	18/03/2025	12	4	1000283065	9391.31	N TP1102/2025	TOMB202503180014

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Sent: 19 March 2025 08:36 AM

To: Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>

Subject: FW: INVOICE & POP: ERF 4859 STELLENBOSCH

Hi Sharise,

Can I please have receipt number for the attached payment.

Thank you

Thank You!



Your Once Off Payment was successfully paid.
Ref: VODSB9DYCBDN

Payments From Franschhoek Storage 62052220937
18 Mar 2025

1. Who would you like to pay

Payment Name

Stellenbosch Municipality

Public Recipient

STELLENBOSCH MUN PRIMARY

Country

South Africa

2. Payment Details

Their Reference

TP1055/2025

My Reference

Stel Mun Wall

How Much?

R 2,700.00



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW					
Date of submission of application		07-02-2025			
TP Number		1055/2024			
Erf No	1431	Town	Franschhoek	Suburb	Franschhoek
Farm No	N/A	Farm Portion	N/A	Area / Division	N/A
Owner/Applicant		Susan May Bailey		Contact Number	021 876 2174
Email address		franschhoekstorage@gmail.com			
INFORMATION AND DOCUMENTATION CHECK			ADMIN TO VERIFY¹		
			YES	NO	NOTES
1. Correct application form completed in full and duly signed			✓		
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution					
3. Copy of the correct Title Deed			✓		
4. Motivation report					
5. Locality plan			✓		
6. Site layout plan / Subdivision plan			✓		
7. Proof of payment					
8. Other documents indicated by Applicant			✓		SG Diagram Approved plans
VERIFIED & SIGNED BY ADMIN		Nicole Katts		<i>NKatts</i>	21-02-2025
NOTES:					
1. Should it be found that the application is not complete, the Applicant will be notified within 14 days of receipt of the application of outstanding information [s41 (1)(c)(ii)].					
2. Should the application be complete, Admin will issue an invoice to the Applicant and submit same with proof of payment to Finance and to Registry for filing. The Applicant will be notified within 14 days of receipt of the application that the application is complete [s41 (1)(c)(i)] [s41 (2)].					
3. Should the outstanding information and/or proof of payment not be received, the Applicant will be notified that the application will not proceed due to failure to submit required information [s41 (4)].					

¹ Verification by Admin of the documentation attached and completeness of application

Kindly generate invoice please for a Depeture Rs 700.00
Please re-print with the colour printer image for
filling purposes (Application)



26/02/2025.



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE

Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE PLANNING APPLICATION FORM B

Section 15(2) of the Municipal Bylaw on Land Use Planning

Permanent departure from the development parameters of the zoning scheme

Permission in terms of the zoning scheme

Extension of validity period of an approval

Permission in terms of a condition of approval

To obtain consent or Permission in terms of the Title Deed

Complete this form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	SUSAN MAY
Surname	BAILEY
Company name (If applicable)	
Street or Postal Address	6-8 FABRIEK STREET, FRANSCHHOEK, 7690
Email Address	franschhoekstorage@gmail.com
Contact Number	0218762174

PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	FRANSCHHOEK STORAGE cc
Street or Postal Address	6-8 FABRIEK STREET, FRANSCHHOEK, 7690
E-mail Address	franschhoekstorage@gmail.com
Contact Number	0218762174

PART C: PROPERTY DETAILS (in accordance with title deed)									
Erf No	1431	Suburb	FRANSCH-HOEK	Town	FRANSCHHOEK				
Farm no	n/a	Farm Portion	n/a	Nearest Town					
Physical or Street Address	6-8 FABRIEK STREET, FRANSCHHOEK, 7690			Property / Business / Farm known as		FRANSCHHOEK STORAGE			
Current Zoning	INDUSTRIAL/MULTI-UNIT RESIDENTIAL								
Additional or Consent Uses	MULTI-UNIT RESIDENTIAL								
Current activities	STORAGE FACILITY								
Property Size / Extent	1267 m ² / ha					Are there existing buildings?		Y	
Title Deed number	T 69137/97								
Is the building located within the historical core?		N	Is the building older than 60 years?		N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹		N	If yes, indicate which section are triggered and attach relevant permit.
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	If yes, is this application to legalise the building / land use ² ?		Y	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?						N	Are there any land claim(s) registered on the subject property(ies)?		N
PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY (Not compulsory)									
Has there been any pre-application consultation / scrutiny form submitted?		Y	If yes, attach the minutes of the pre-application consultation or written feedback received.						
PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES									
APPLICATION IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023									
Type of application									Tick
15(2)(b) a permanent departure from the development parameters of the zoning scheme									X
15(2)(g) a permission required in terms of the zoning scheme									
15(2)(i) an extension of the validity period of an approval									
15(2)(l) a permission required in terms of a condition of approval									
OTHER APPLICATIONS									
Consent / Permission required in terms of a title deed (includes where planning permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)									
DETAILS FOR INVOICE									
Name & Surname (party responsible for payment)					FRANSCHHOEK STORAGE (PTY) LTD				
Postal Address					PO BOX 213, FRANSCHHOEK, 7690				
Vat Number (where applicable)					4460165907				

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

1. Application fees are per the Council Approved Tariffs. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.
2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: Indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579
3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

PART F: DETAILS OF PROPOSAL (Brief description of intent of development)

A DEPARTURE FROM BOUNDARY WALL ERECTED WITH 50% VISIBILITY AS PER THE BUILDING BY-LAWS TO ALLOW FOR A SOLID WALL.

THE REQUEST FOR A SOLID WALL FROM BOTTOM TO TOP IS TO AFFORD ERF 1431 WITH SECURITY AND SAFETY, AS WELL AS IMPROVE THE AESTHETIC VALUE FOR US AND FOR NEIGHBOURING PROPERTIES; NAMELY THE BUSINESSES AND APARTMENTS OPPOSITE

Name and Date of approved design guidelines (if applicable)						
		Adjoining erf number		Zoning Scheme / Title Deed		
Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage / footprint			From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			From		To	
Exceeding height restriction			From	m	To	m
Exceeding maximum storey height			From	m	To	m
	Street		From	m	To	m

Exceeding maximum boundary wall height	Side / Rear		From	m	To	m
Relaxation of on-site parking / loading requirements			From	bays	To	bays

PART G: MOTIVATION FOR APPLICATION

Motivate why the application is necessary for the development of the subject property, considering the impact the proposal has on the rights of the adjoining property(ies). When the section is completed and all the relevant documents are attached, it is not necessary to submit a separate report for motivation.

THE REQUEST FOR A SOLID WALL FROM BOTTOM TO TOP IS TO AFFORD ERF 1431 WITH SECURITY AND SAFETY, AS WELL AS IMPROVE THE AESTHETIC VALUE FOR US AND FOR NEIGHBOURING PROPERTIES; NAMELY THE BUSINESSES AND APARTMENTS OPPOSITE. THE ADJOINING PROPERTIES SHALL NOT BE AFFECTED BY THIS PROPOSITION AND WOULD GAIN VALUE BY WAY OF CREATING A NEAT APPEARANCE FROM THE STREET AS THIS IS A STORAGE FACILITY.

PART H: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Y		Power of attorney / Owner's consent if applicant is not owner	Y	N	Owners' association consent with signature on layout plan
	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	Consent form duly completed by abutting owner(s) with signature on layout plan
Y		Proof of registered ownership (Full copy of the title deed)	Y	N	Owners' association constitution

Y	N	Copy of original approval and conditions of approval	Y	N	Owners' association design guidelines
Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	Y		Written motivation pertaining to the need and desirability of the application
Y		Locality plan (A4 or A3 only) to scale	Y	N	Floor layout plan (A4 or A3 only) to scale
Y		Site development plan or conceptual layout plan (A4 or A3 only) to scale	Y	N	Landscaping / Tree plan (A4 or A3 only) to scale
Y	N	Other (specify):	Y	N	Other (specify):

SECTION I: DECLARATION

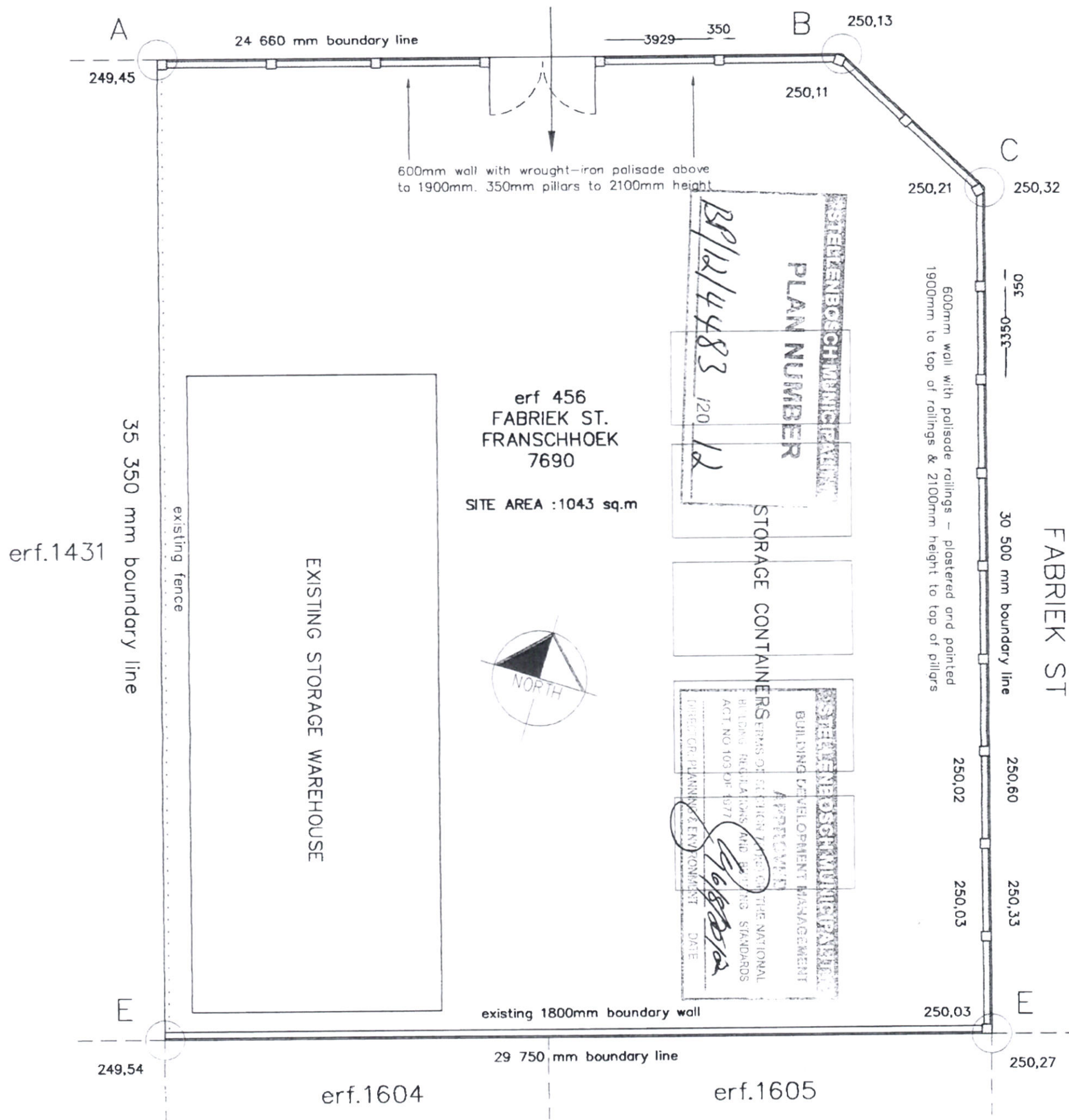
I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:	<u><i>SmBailey</i></u>	Date:	<u>5 February 2025</u>
Full name:	<u>SUSAN MAY BAILEY</u>		
Professional capacity:	<u>OWNER</u>		

FABRIEK ST

existing entrance

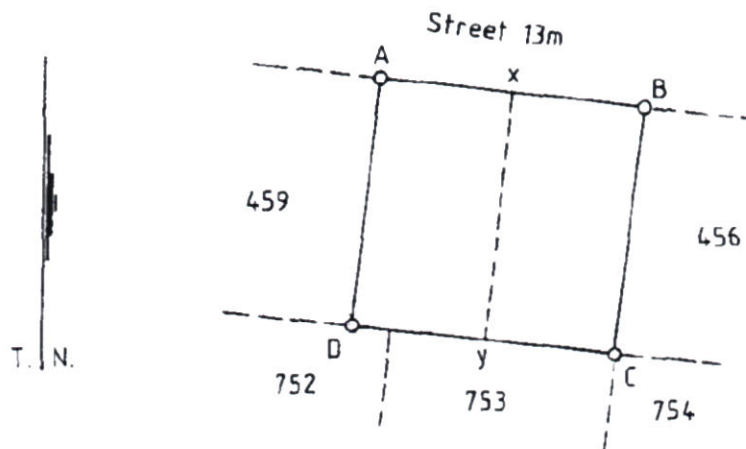


<p>SITE PLAN scale 1:150</p>	<p><u>PROJECT</u> NEW BOUNDARY WALL</p>	<p>SIGNED CLIENT <i>PP. S. BAILEY</i></p>	<p>Temple-Camp ARCHITECTURAL DRAUGHTING</p>  <p>Janine Temple-Camp PO Box 325, Franschhoek 7690 Tel: 082-6224220 Jtemplecamp@africa.com</p>
<p><u>ADDRESS</u> erf 456 FABRIEK ST. FRANSCHHOEK 7690</p>	<p>CLIENT : Susan Bailey Tel : 021-876 2174 on behalf of registered owner SWEET WATER PROPERTIES 147CC</p>	<p>SIGNED Prof. Arch. Draught (SACAP Reg. No. D2965)</p>  <p>DATE : 23 July 2012 FILE - C:\susan_bailey.dwg</p>	

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System Lo19° X			S.G. No. 4341-93
		Constant		± 0,00	+3 700 000,00	Approved  Surveyor-General 1993-06-14
AB	36,00	276 05 30	A	- 10 789,71	+ 53 145,82	
BC	35,35	6 34 10	B	- 10 825,50	+ 53 149,65	
CD	36,00	96 34 10	C	- 10 821,46	+ 53 184,76	
DA	35,05	186 34 10	D	- 10 785,70	+ 53 180,64	
		275 Skerp	Δ	- 8 556,25	+ 57 832,87	
		274 Robert	Δ	- 9 222,64	+ 53 953,50	

Beacon Description:

- A D 12 mm round iron peg
 B 12 mm round iron peg near round iron corner fence post
 C 12 mm round iron peg next to iron standard

Components:

- 1) The figure AxyD represents Erf 458 Franschoek vide Dgm No 9831/1984 D/T 51370/93
- 2) The figure xBCy represents Erf 457 Franschoek vide Dgm No 9830/1984 D/T 51370/93

Scale 1: 1000

The figure A B C Drepresents 1267 square metres

of land being

Erf 1431 Franschoek and comprising 1)-2) as enumerated above
 situate in the Municipality of Franschoek

Administrative District of PAARL

Province of Cape of Good Hope

Compiled

Surveyed in June 1993

[Signature]
D S HELLIG
 Land Surveyor

by me,

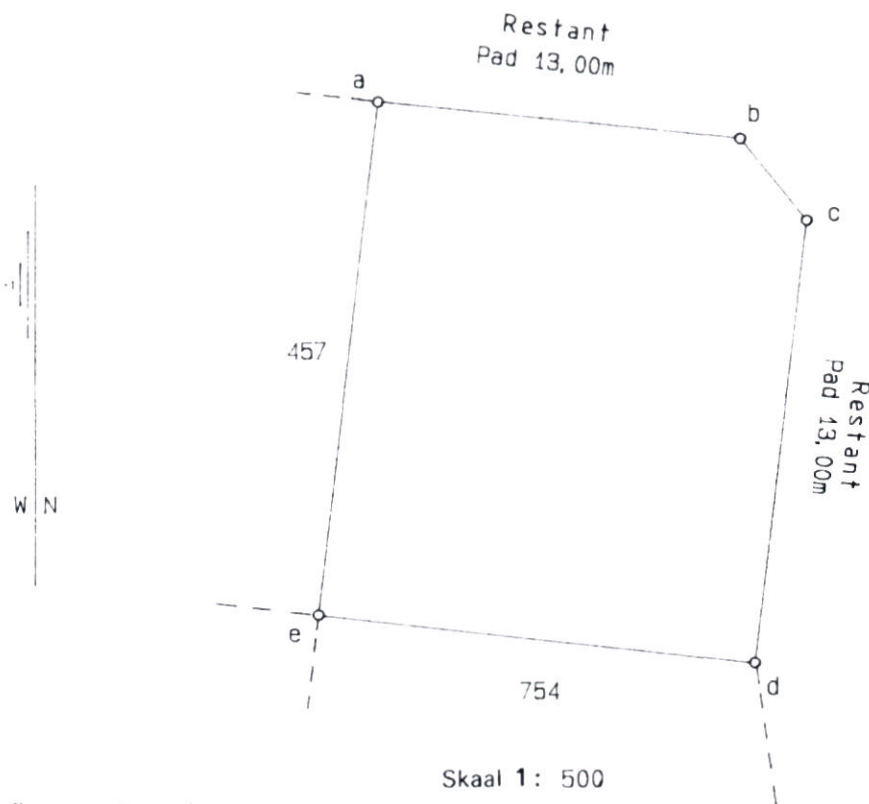
This diagram is annexed to No. <u>94518/94</u> dated i.f.o. Registrar of Deeds	The original diagram is as enumerated above No. _____ Transfer No. _____ annexed to _____	File No. <u>3/7042/25</u> S.R. No. Compiled Comp. BI-7CA/X54(1602)
--	---	--

1431

SYE METER	RIGTINGS- HOEKE	KOORDINATE			L.G. No. 9829-84
		Y	Stelsel	Lo 19 X	
	Konstante	+	0, 00	+3700 000, 00	Goedgekeur <i>[Signature]</i> Landmeter-generaal 22 April '85
ab	24, 66	276 05 30	a	- 10 825, 50	
bc	7, 18	321 19 50	b	- 10 850, 02	
cd	30, 50	6 34 10	c	- 10 854, 51	
de	29, 75	96 34 10	d	- 10 851, 02	
ea	35, 35	186 34 10	e	- 10 821, 46	
3319/275	SKERP	Δ	- 8 556, 25	+ 57 832, 87	
3319/274	ROBERT	Δ	- 9 222, 64	+ 53 953, 50	

Bakenbeskrywings:

- a - 12mm ronde ysterpen naby spoorstaaf hoekdraadpaal
- b - 12mm ronde ysterpen in beton by spoorstaaf ysterhoekdraadpaal
- c, d - 12mm ronde ysterpen by ysterstaander
- e - 12mm ronde ysterpen



Die figuur a b c d e

stel voor 1043 vierkante meter

grond, synde

Erf 456, 'n gedeelte van Erf 723 Franschoek

geleë in die Munisipaliteit van Franschoek

Administratiewe Distrik Paarl

Provinsie Kaap die Goeie Hoop.

Opgemeet in Junie 1984 en Maart 1981

deur my,

[Signature]
Landmeter
Hierdie kaart is geheg aan
TransportakteNo. T.46686/1987
gedateer

t.g.v.

Registrateur van Aktes

Die oorspronklike kaart is.

No. 2703/81 geheg aan

Transport/Grondbrief

No. 1981. 42270

Lêer No. S.7042/25

M.S. No. E 2770/84
E 912/81

Komp. BI-7CA/X54 (1602)

Medicinal Plants
Demonstration Gardens



The Courier Guy
Franschhoek

Terbodore
Coffee Roasters

ERF 1431

Secure Storage
Franschhoek Storage

ERF 456

BaristaTech

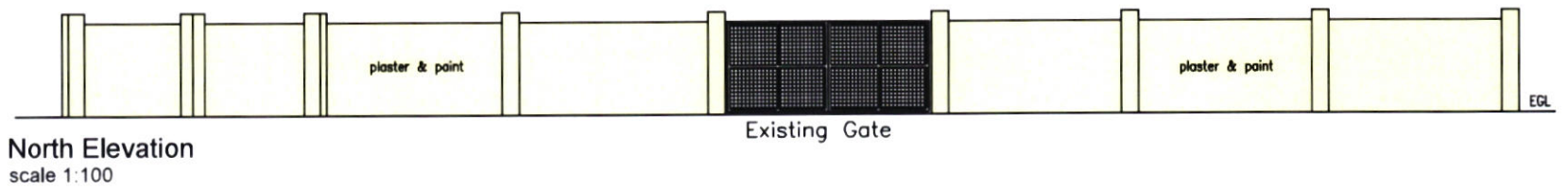
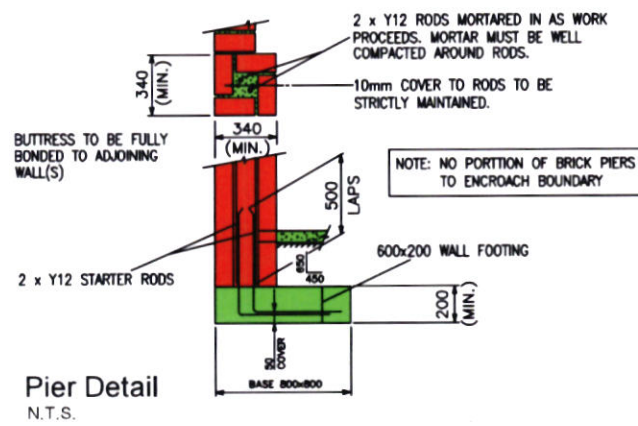
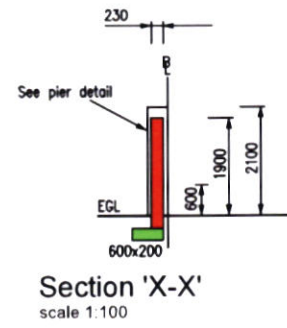
Franschhoek Motors
Auto body shop

Karob House
3.8 ★ (5)
3-star hotel

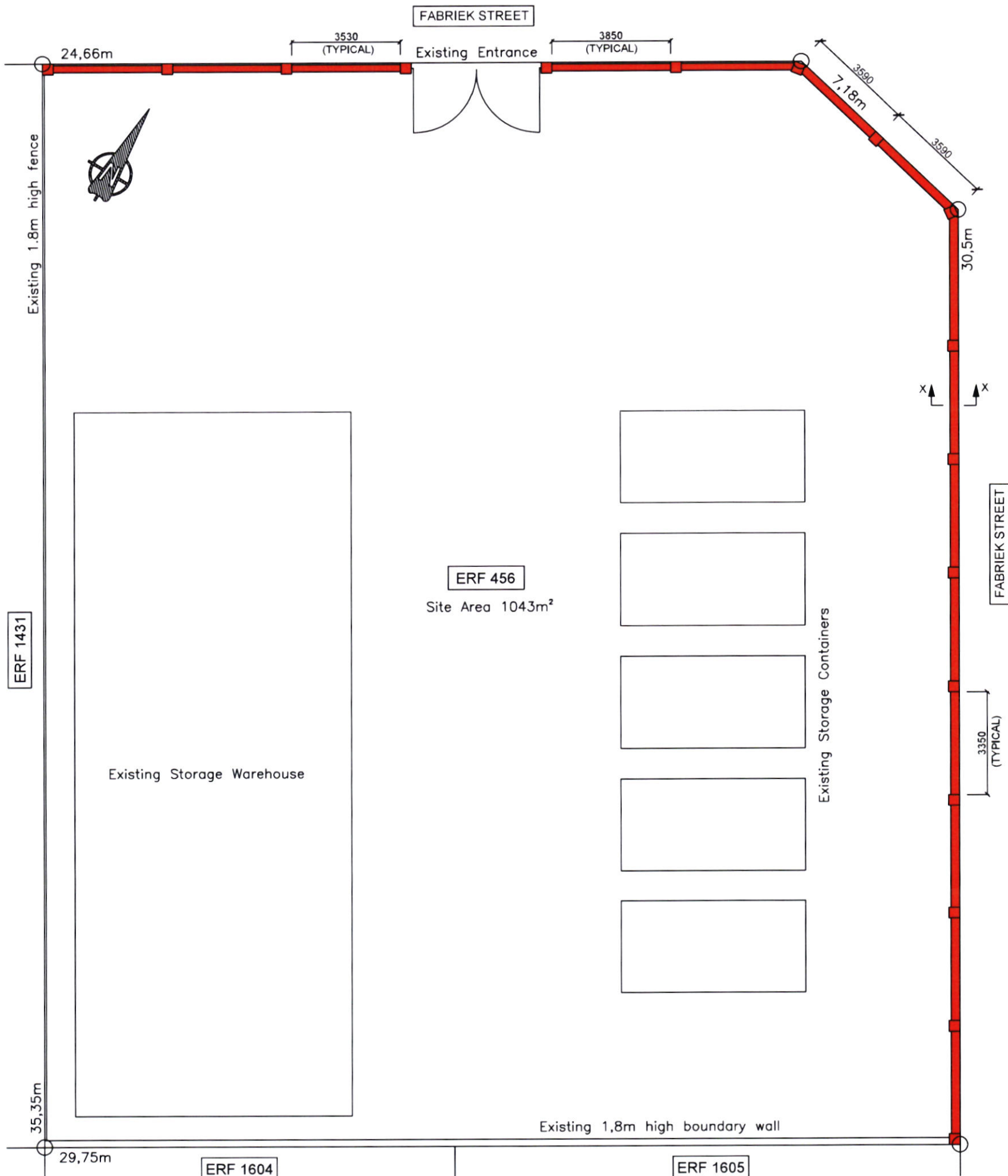
Le Grange
Dance S

Last Wo
4.7 ★ (12)
5-star hotel





PLOT SIZE: 1043m²
TOTAL WALL LENGTH: 58m



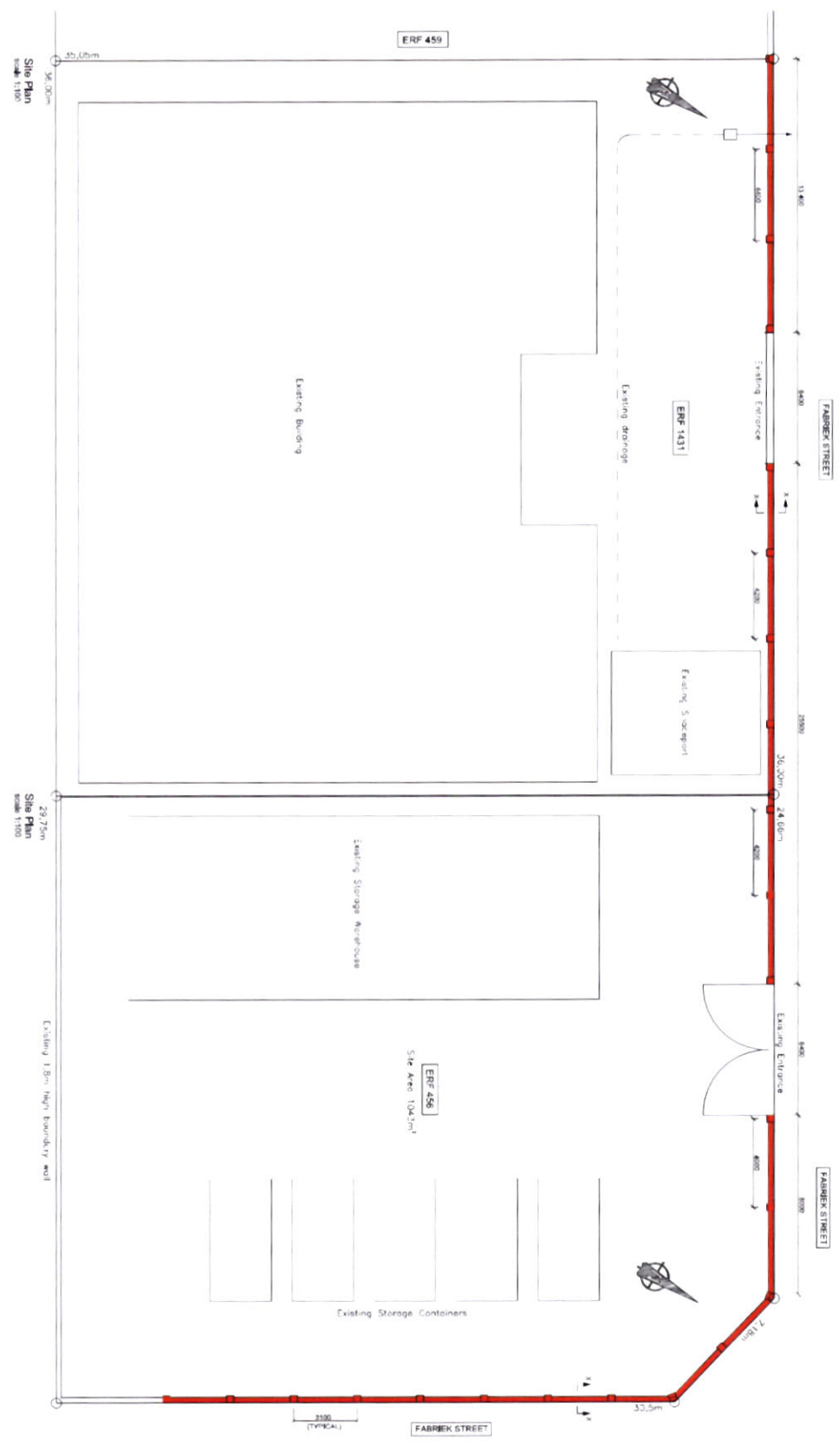
Contractor to verify all levels & dimensions on site before proceeding with any work.
Written dimensions to be taken in preference to scaling.
Any queries or discrepancies should be forwarded Avril Jason's office.
All work is to comply with local authority regulations and SANS10400.

Project: ERF 456
4 FABRIEK STREET
FRANSCHHOEK
Owner: Sweet Waters Properties 147 CC
Owner(s) Signature: *Susan Bailey*
Susan Bailey

Description:
BOUNDARY WALLS

AVRIL JASON
SACAP Reg No. T1127
21 Avery Avenue, Constantia, 7806
TEL: 084 688 4603
E-MAIL: avriljasonsa@gmail.com
Avril Jason

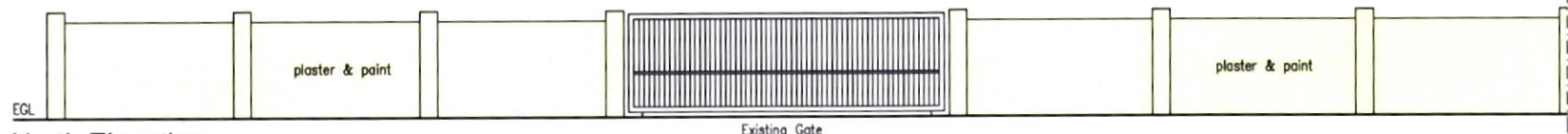
Dwg No. 4560624.1	Date: 14.06.2024
Rev. A	Scale: 1:100
Drawn: Avril Jason	Size: A2



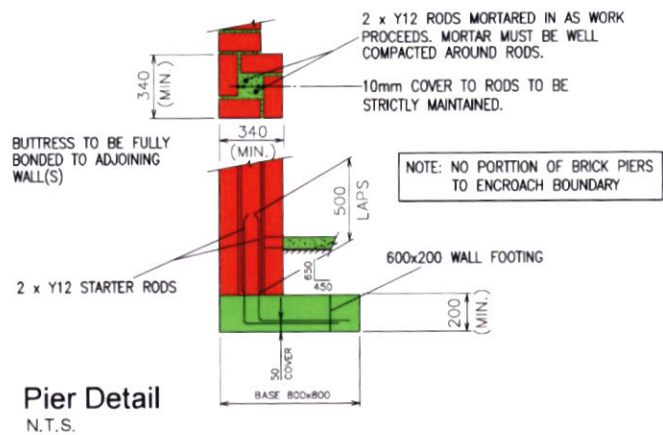
Site Plan
scale 1:100

Site Plan
scale 1:100

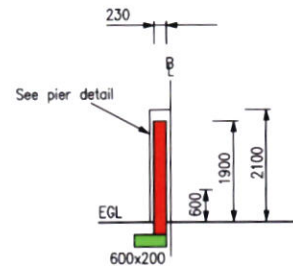
Existing 1.5m high boundary wall



North Elevation
scale 1:100



Pier Detail
N.T.S.



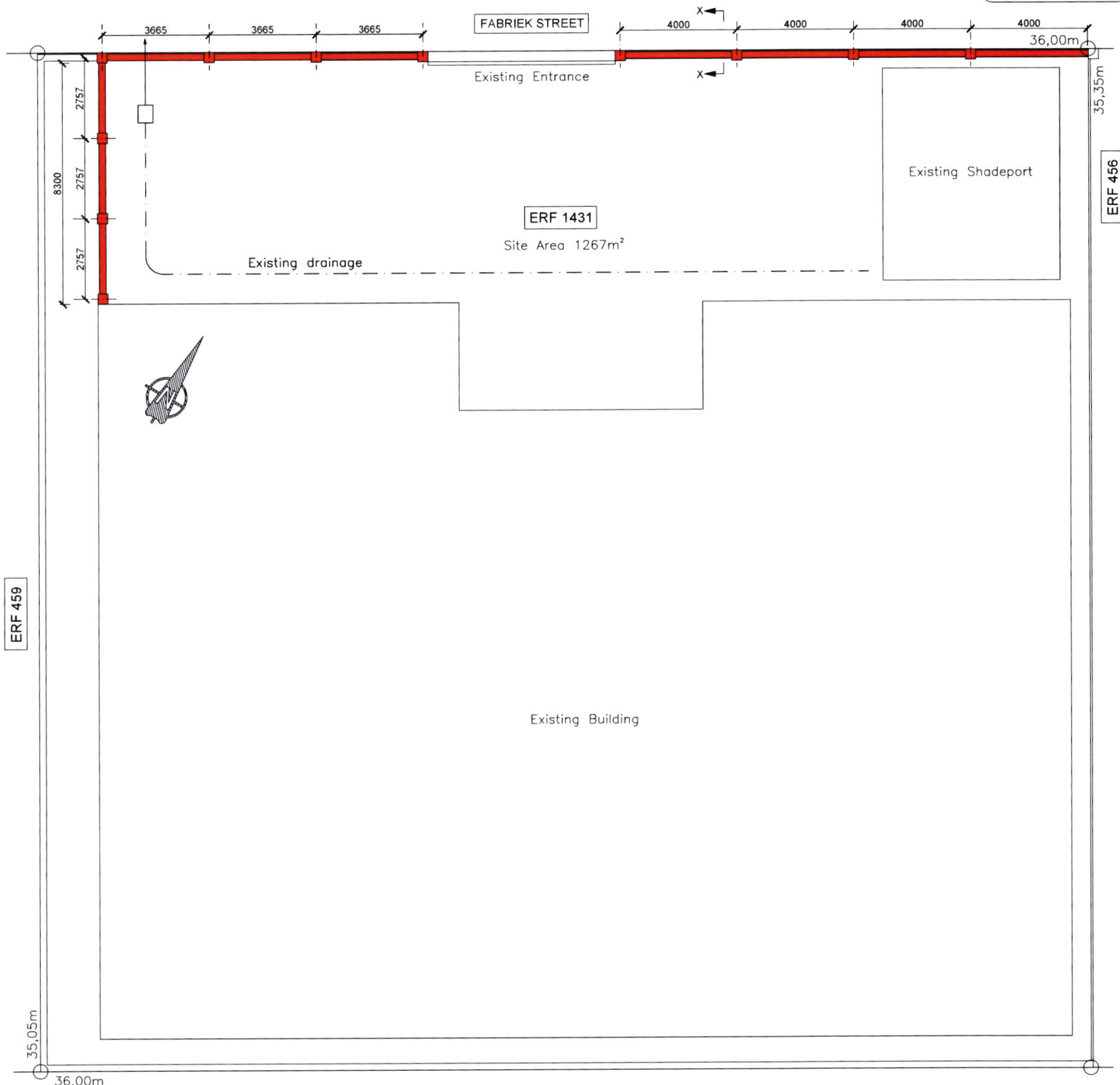
Section 'X-X'
scale 1:100

Project: ERF 1431
6 FABRIEK STREET
FRANSCHHOEK
Description: NEW WALLS
Owner: ERF 1431 Franschoek CC
Owner(s) Signature: *Susan Bailey*
Susan Bailey

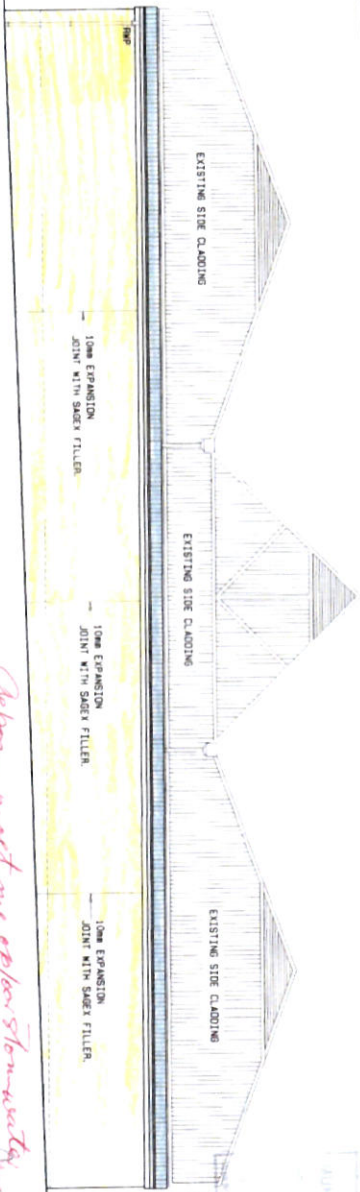
Dwg No. 14310624.1	Date 18.06.2024
Rev. A	Scale 1:100
Drawn Avril Jason	Size A2

AVRIL JASON
SACAP Reg No. T1127
21 Avery Avenue, Constantia, 7806
TEL: 084 688 4603
E-MAIL: avriljasonsa@gmail.com
Avril Jason

PLOT SIZE: 1267m²
TOTAL WALL LENGTH: 30m+8.3=38.3m



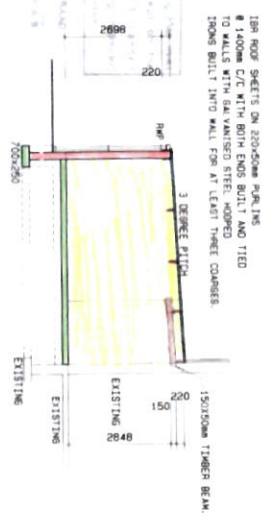
Site Plan
scale 1:100



SOUTH ELEVATION
1:100

*Other roof and upper floor structure
to be completed and approved
before construction of this
elevation.*

DATE: 23/10/03
BY: J. C. PHEIFFER
CHECKED: J. C. PHEIFFER
APPROVED: J. C. PHEIFFER



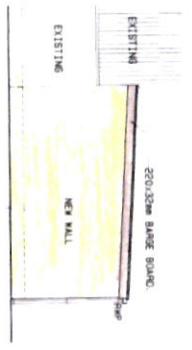
SECTION 01
1:100

NOTES / NOTES

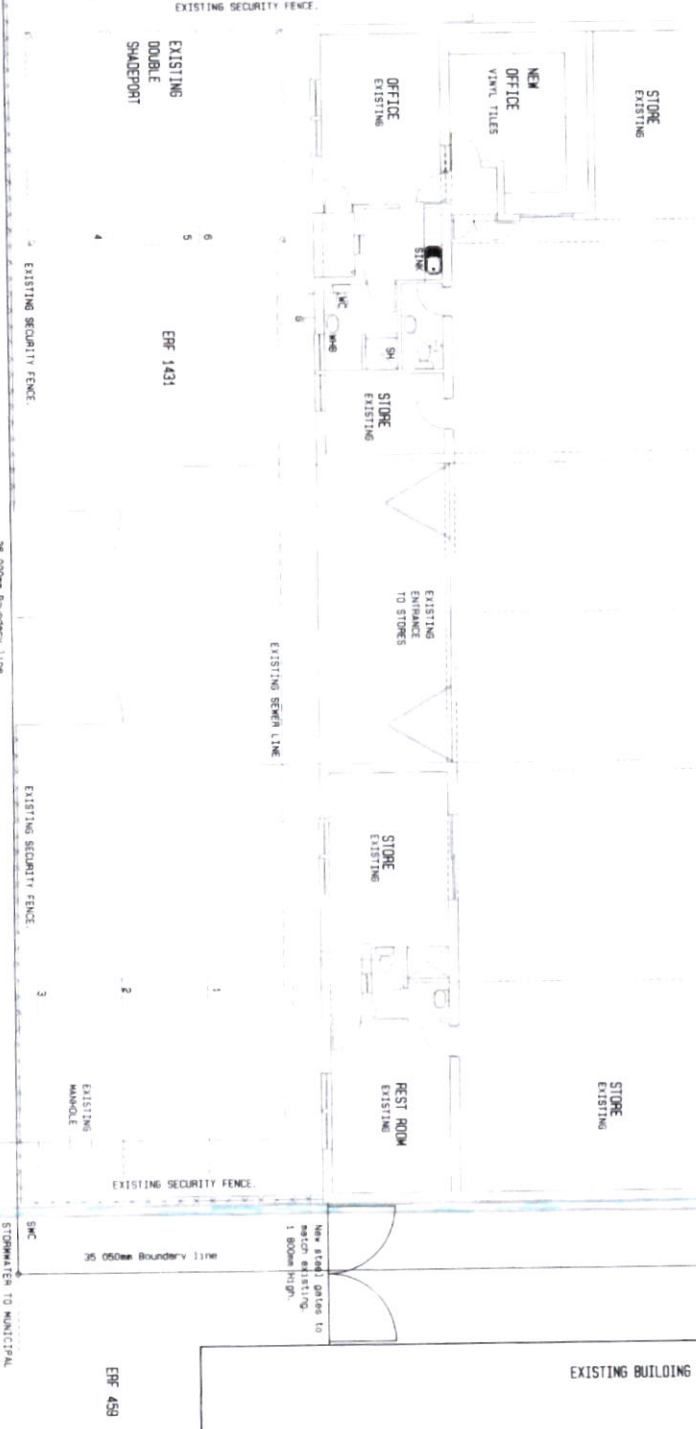
ALL NEW WALLS ARE TO BE BUILT WITH ARMORED
CONCRETE BLOCKS AND DADA, CONSISTING OF 1 PART
PORTLAND CEMENT AND 3 PARTS CLEAN SAND.
ALL EXISTING WALLS ARE TO BE REINFORCED AND
RENDERED WITH 10MM THICK PORTLAND CEMENT
AND ONE PART CLEAN SAND. ALL EXISTING WALLS
TO BE REINFORCED AND RENDERED WITH 10MM
THICK PORTLAND CEMENT AND ONE PART CLEAN
SAND. ALL EXISTING WALLS TO BE REINFORCED
AND RENDERED WITH 10MM THICK PORTLAND
CEMENT AND ONE PART CLEAN SAND. ALL
EXISTING WALLS TO BE REINFORCED AND
RENDERED WITH 10MM THICK PORTLAND CEMENT
AND ONE PART CLEAN SAND. ALL EXISTING
WALLS TO BE REINFORCED AND RENDERED WITH
10MM THICK PORTLAND CEMENT AND ONE PART
CLEAN SAND. ALL EXISTING WALLS TO BE
REINFORCED AND RENDERED WITH 10MM THICK
PORTLAND CEMENT AND ONE PART CLEAN SAND.
ALL EXISTING WALLS TO BE REINFORCED AND
RENDERED WITH 10MM THICK PORTLAND CEMENT
AND ONE PART CLEAN SAND. ALL EXISTING
WALLS TO BE REINFORCED AND RENDERED WITH
10MM THICK PORTLAND CEMENT AND ONE PART
CLEAN SAND. ALL EXISTING WALLS TO BE
REINFORCED AND RENDERED WITH 10MM THICK
PORTLAND CEMENT AND ONE PART CLEAN SAND.



EAST ELEVATION
1:100



WEST ELEVATION
1:100



SITE LAYOUT
1:200

Helping You Plan For The Future
JOHN. C. PHEIFFER
ARCHITECTURE
PROJECT MANAGEMENT
KLEIN PARTNERSHIP & ASSOCIATES
P.O. BOX 720 4423
PAUL, 7546
e-mail: jcpheiffer@hotmail.com

AVIS FORKLIFT HIRE FRANSCHHOEK

ADDITIONS TO EXISTING BUILDING
ERF 1431
FABRIEK STREET
FRANSCHHOEK

PROJECT	DATE	SCALE	REVISION NO.	DATE
ADDITIONS TO EXISTING BUILDING	23/10/03	1:100	3034-01	

DEED OF TRANSFER NO. T 69137/97

in favour of

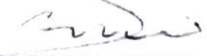
ERF 1431 FRANSCHHOEK CC
Reg. No. CK97/25758/23

Erf 1431 Franschhoek

21

SYFRET GODLONTON-FULLER MOORE INC.
Attorneys, Notaries and Conveyancers
CAPE TOWN

Prepared by me,


~~CONVEYANCER~~
~~MR COLLINS~~

A. J. N. PLUMMER



69137 +97

DEED OF TRANSFER

(BY VIRTUE OF A POWER OF ATTORNEY)

KNOW ALL MEN WHOM IT MAY CONCERN

THAT ANTHONY JOHN NOYES PLUMMER

appeared before me, Registrar of Deeds at CAPE TOWN, he being duly authorised thereto by a Power of Attorney executed at FRANSCHHOEK on the 28TH JUNE 1997, by

JENNIFER DIANNE BURGER

Identity Number 541017 0234 08 8

Married out of community of property

which power, witnessed in accordance with law, was exhibited to me on this day;

AND the said Appearer declared that his principal had truly and legally sold on 27th March 1997 and that He, in his capacity as Attorney aforesaid, did, by these presents, cede and transfer in full and free property to and on behalf of

ERF 1431 FRANSCHHOEK CC

Reg. No. CK97 25758/23

or its assigns:

ERF 1431 FRANSCHHOEK in the Municipality for the area of FRANSCHHOEK, Paarl Division, in the Western Cape Province;

IN EXTENT : 1 267 (One Thousand Two Hundred and Sixty Seven) square metres

FIRST REGISTERED and Still Held by Certificate of Consolidated Title No. T.94518/94 with Diagram No. 4341/93 relating thereto.

- A. **SUBJECT** to the following special conditions contained in Deed of Transfer No. T.17730/1948, in favour of Franschhoekse Wynkelders Ko-operatiewe Maatskappy Beperk, namely :

"Die Transportnemer en sy opvolgers in title van die bogemelde Erf nr 4414 ('n gedeelte van Erf nr. 1), Fransch Hoek, geregtig sal wees op 39/48stes van die private watervoorraad van (a) die restant van Erf nr. 1 Fransch Hoek, en (b) Erf No. 142 Fransch Hoek deur die Transportgewer gehou kragtens Akte van Transport gedateer 1 November 1947, No. 21144, en sal geregtig wees om die aandeel van water voormeld in 'n permanente vloei te ontvang en vir enige doeleinde hoegenaam te gebruik :"

B. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T.46686/1987 imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934, namely :

"1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-telefoon en televisiekabels en/of -drade, hoof-en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, verwyder of te inspekteer."

C. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T.51470/1993 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 9 of Ordinance No. 33 of 1934, namely :

"2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."



WHEREFORE the Appearer, renouncing all the right and title the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents, the said TRANSFEREE CLOSE CORPORATION

or its assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights; and finally acknowledging the said TRANSFEROR to be satisfactorily paid and/or secured the whole of the purchase price amounting to the sum of R450 000,00 (Four Hundred and Fifty Thousand Rand)

IN WITNESS whereof, I, the said REGISTRAR, together with the Appearer q.q. have subscribed to these Presents and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS in CAPE TOWN on the 22nd day of July in the year of Our Lord One Thousand Nine Hundred and Ninety Seven (1997).

q.q.

In my presence,

REGISTRAR OF DEEDS