NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION PERMANENT DEPARTURE FROM THE MAXIMUM BOUNDARY WALL HEIGHT: ERF 5427, STELLENBOSCH

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

Application Property Address:	8 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH
Application Property Number:	ERF 5427, STELLENBOSCH
Applicant:	WRAP Project Office Contact: Richard Kotzé Tel: 028 313 1411 Email: admin@wrapgroup.co.za
Owner:	SUZANNE LOUISE CONRADIE & ANDREAS RETIEF COETZEE 8 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH Tel: 082 559 7727
Application Reference: LU/TP	TP 467/2023 LU/16682

Description of land development proposal:

An application is made in terms of section 15(2) (b) of the Stellenbosch Municipal Land Use Planning By-law, 2023, in respect of Erf 5427, Brandwacht, Stellenbosch, for a departure to increase the maximum permitted height of the common boundary wall adjacent to Erf 5426 from 2.1 m to 3.2 m, and that of the street boundary wall from 1.8 m to 3 m over a distance of 6.76 m.

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-notices/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: **Attention: R Kotze, WRAP Project Office at Email: admin@wrapgroup.co.za.** 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 on or before the closing date of **23 December 2026.**

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 028 313 1411 during normal office hours.

Yours faithfully
RICHARD KOTZE

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK PERMANENTE AFWYKING VAN DIE MAKSIMUM GRENSMUURHOOGTE: ERF 5427, STELLENBOSCH

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

Adres van aansoek eiendom:	LE SUEUR STRAAT 8, BRANDWACHT, STELLENBOSCH
Aansoek eiendom beskrywing:	ERF 5426, STELLENBOSCH
Aansoeker:	WRAP Project Office Kontak: Richard Kotzé Tel: 028 313 1411 Epos: admin@wrapgroup.co.za
Eienaar:	SUZANNE LOUISE CONRADIE & ANDREAS RETIEF COETZEE LE SUEUR STRAAT 8, BRANDWACHT, STELLENBOSCH Tel: 082 559 7727
Aansoek Verwysing: LU/TP	TP 467/2023 LU/16682

Besonderhede van die grondgebruiksaansoek:
'n Aansoek word ingevolge artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, met betrekking tot Erf 5427, Brandwacht, Stellenbosch, gedoen vir 'n afwyking om die maksimum toegelate hoogte van die gemeenskaplike grensmuur aangrensend aan Erf 5426 van 2.1 m tot 3.2 m te verhoog, en dié van die straatgrensmuur van 1.8 m tot 3 m oor 'n afstand van 6.76 m.

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 toeganglik 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 de 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: **Aandag: R Kotze WRAP Project Office te Epos: admin@wrapgroup.co.za**. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet ontvang word voor of op die laaste dag van die sluitings datum van **23 Desember 2026.**

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 028 313 1411 gedurende normale kantoor ure.

Die uwe
RICHARD KOTZE

CONVENTIONAL RESIDENTIAL ZONE			
Land Use Restrictions			
	Parameters	**Proposal**	**Comply/ deviate**
Primary use	• **Dwelling house**	• Dwelling House	Comply
Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	• Bed and breakfast establishment; • Home day care centre; • Home occupation practice; • Home lodging; • Second dwelling; • Occasional use (one event/year); and • Private road.	N/A	N/A
Consent Uses (application required)	• Commune; • Extramural facility; • Group housing; • Guest house; • House shop; • Occasional use (>one event/year); • Tourist dwelling unit; and • Additional uses exceeding parameters in this chapter.	N/A	N/A
Development parameters			
Coverage	The greater of 300m² or 50%	535m² / 43,46%	Comply
Height	The maximum number of storeys is 2.	Existing two storeys	Comply
Building Lines	i. The street building line is 4m; and ii. The side building line is 2,5m.	All building lines all being complied with.	Comply

1.Locality Plan
Erf 5427 - Stellenbosch (Brandwacht)

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

WRAP Project Office
Town Planning & Project Management



1. ABBREVIATIONS

SM	Stellenbosch Municipality
SMZS	Stellenbosch Municipality Zoning Scheme By-Law, 2019
BY-LAW	Stellenbosch Municipality Land Use Planning By-Law, 2015
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Stellenbosch Municipality Spatial Development Framework, 2019

2. PROPERTY DETAILS

Erf Number	Erf 5427 Stellenbosch
Extent	1231m²
Zoning	Conventional Residential Zone

3. BACKGROUND AND INTENT

The subject property, Erf 5427 Stellenbosch, located at 8 Le Sueur Street, Stellenbosch (refer to **Plan 1 - Locality Plan**), is owned by Suzanne Louise Conradie & Andreas Retief Coetzee, who use it as their main residence. In their pursuit of maximizing their enjoyment of the property, they have undertaken renovations, including the creation of a backyard area with a pool.

During the renovation process, a decision was made to increase the height of the boundary wall to enhance privacy and prevent direct views from the neighbouring property onto the pool area. The property owners have entrusted WRAP Project Office to submit a land use application on their behalf (refer to **Annexure A - Power of Attorney**).

The property owners have owned the subject property since 2008, and over the past 15 years, the property has undergone numerous alterations. The one currently under consideration, and the reason for this application, is the most recent alteration approved in 2013. This alteration involved a large-scale redevelopment of the entire property, including the addition of new structures and the expansion of the dwelling, along with renovations to the outdoor area.

The boundary wall in question was originally constructed to a height of 3.2m. However, due to inadequate support, it has been identified as needing replacement. The property owners would like to replace the wall and obtain updated building plans for it. They were, however, made aware that the wall's height exceeds what is allowed according to the SMZS regulations.

To ensure the wall is allowed to be rebuilt it is required that the Stellenbosch Municipality's consent is obtained, which requires the following application in terms of the SMZS:

- Permanent departure from the maximum boundary wall height.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owner's requirements are met. The following is proposed:

4.1 Permanent Departure from the maximum boundary wall height in terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).

As mentioned earlier, the property owners are required to rebuild an existing wall that currently stands at a height of 3,2 meters. The wall was originally constructed in 2013 but has experienced structural issues and now requires reconstruction while maintaining its current height. Therefore, the purpose of this application is to apply for approval to allow the reconstructed boundary wall with a height of 3,0 meters (please refer to Plan 4 - Site Plan for further details).

The primary objective of this proposal is to create a private and secure outdoor space that adheres to the appropriate construction standards. The existing wall has exhibited signs of leaning, necessitating its rebuilding. Furthermore, the positioning of the wall obstructs the view of the rear entrance of the neighbouring property, Erf 5426 – Stellenbosch, improving privacy for both properties.

It is not expected to have any effects on other landowners in the vicinity as they are already accustomed to the wall. The owners of Erven 5426 and 5427 will be the only two owners directly impacted by the wall. Importantly, both owners have agreed to the proposed increase in the maximum height, allowing the wall height to 3,0 meters.

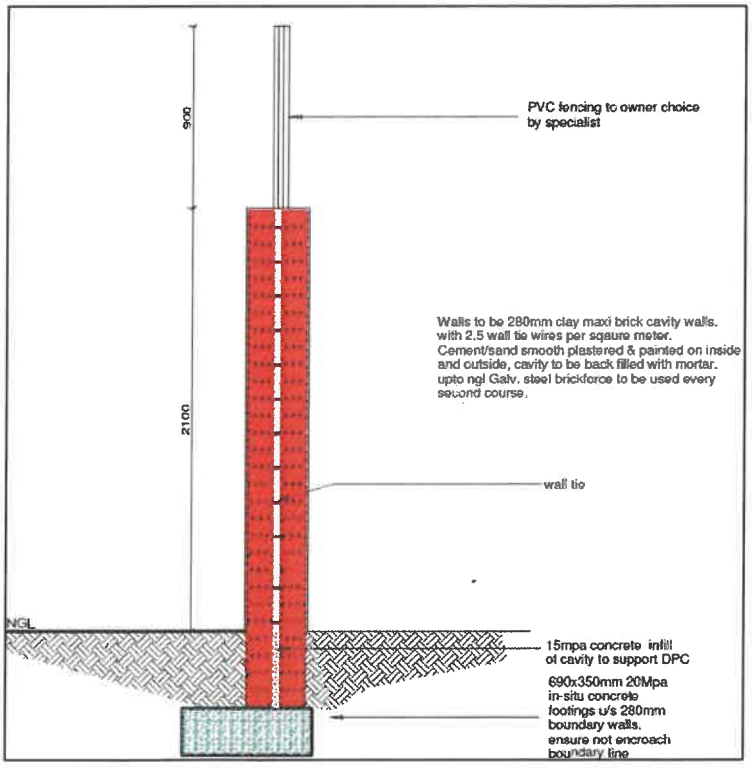


Figure 1: Proposed boundary wall section

In summary, the purpose of this application is to rebuild the existing wall and allow it to be lowered to 3,0m, ensuring privacy, safety, and compliance with the required standards. The wall's construction is not expected to impact any other landowners in the area, except for the adjacent property owners who have also agreed to the increased height.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Permanent Departure from the maximum boundary wall height in terms of section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).

6. LAND USE ENVIRONMENT

The subject property is located in a residential area, with open spaces in the surrounding area. The surrounding area's zonings are illustrated in Plan 2 (zoning plan).

7. TITLE DEED

Upon review of Title Deed T72260/2008 (please refer to Annexure B – Title Deed), it has been confirmed that there are no restrictive conditions present that would prohibit the approval of the departure from the maximum height of a boundary wall.

8. ZONING

The following zoning parameters were assessed in conjunction with the zoning scheme:

9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water and Sewage
The existing building is connected to the existing networks in the Brandwacht area, which include electricity, water and sewage networks. The proposal will not affect this.

Solid Waste
The owners will collect and hold the waste until collection days that will be collected by the SM.

Access and Egress
Access and egress to the subject property is gained from Le Sueur Street and the proposal will not affect this.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owners.

Socio-economic impact	• Property Value: Enhancing the privacy and security of the outdoor space through the construction of a higher and improved wall can potentially increase the value of the property. Improved amenities and features often contribute positively to property valuations, which can have a positive socio-economic impact on the property owners. • Local Construction Industry: Undertaking the rebuilding and expansion project will require hiring local contractors, construction workers, and suppliers for materials. This can stimulate economic activity within the local construction industry, providing job opportunities and income generation for individuals and businesses involved. • Ancillary Services: The project may also require the involvement of various ancillary services such as architects, engineers, and designers, who can contribute to the local economy.

	These professionals and service providers can benefit from the project through increased business and job opportunities. • Neighbourhood Aesthetics: Improving the outdoor space by constructing an aesthetically pleasing and well-designed wall can enhance the overall visual appeal of the neighbourhood. This can positively impact the perception and desirability of the area, potentially attracting potential residents and investors. • Local Regulations and Compliance: By ensuring that the wall is built according to the correct standards and regulations, the proposal demonstrates a commitment to complying with local building codes and regulations. This promotes responsible development and contributes to the overall socio-economic development of the community.
Compatibility with surrounding uses	The proposal is not out of character with the surrounding area as the whole area have boundary walls.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The proposed improvement to the property is not expected to have a negative impact on heritage as the structure is not considered important in terms of heritage.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal is not predicted to have an impact on traffic, parking or access.

To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure the additions are not in contradiction with any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

The subject property's owner discussed the proposal with other property owners that may be affected by the proposal. The proposal will not affect the rest of the surrounding area and is within the character of the area.

Economic impact
As mentioned above, undertaking the rebuilding and expansion project will require hiring local contractors, construction workers, and suppliers for materials. This can stimulate economic activity within the local construction industry, providing job opportunities and income generation for individuals and businesses involved.

Environmental impact
The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Spatial Planning Policies
It is not predicted the proposal will have an effect on the larger regional and spatial planning policies in the area.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice
Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to increase the height of the wall is not proposed to have an effect on past spatial imbalances.

Spatial sustainability and Efficiency
Spatial sustainability refers to planning proposals that result in communities that are viable. This is proposed to allow the property owners to utilise their property to its maximum potential, but it is not expected that the application will have an impact on the viability of the community.

Spatial resilience
This proposal is not in conflict with any spatial planning policies or other SM regulations which is a hallmark of resilience.

Good administration
The SM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.

13. EVALUATION

In conclusion, the proposal to increase the boundary wall height on the subject property should be allowed due to several compelling reasons. Firstly, the objective of the proposal is to create a private and safe outdoor space by increasing the height of the wall. This will enhance the privacy of the property owners and ensure that the neighbouring property does not have a direct view of the pool area, thus maximizing their enjoyment of the property.

Secondly, the existing wall has been compromised and is showing signs of leaning, necessitating its replacement. By rebuilding the wall on the existing height, the proposal ensures that it is constructed to the correct standards, thereby addressing safety concerns and preserving the structural integrity of the property.

Furthermore, the owner of the neighbouring property, Erf 5426 – Stellenbosch, has been contacted and have agreed verbally that the wall height is allowable, indicating their understanding and agreement with the proposal. This demonstrates a cooperative relationship between the property owners and their neighbours, minimizing potential conflicts and promoting a harmonious neighbourhood environment.

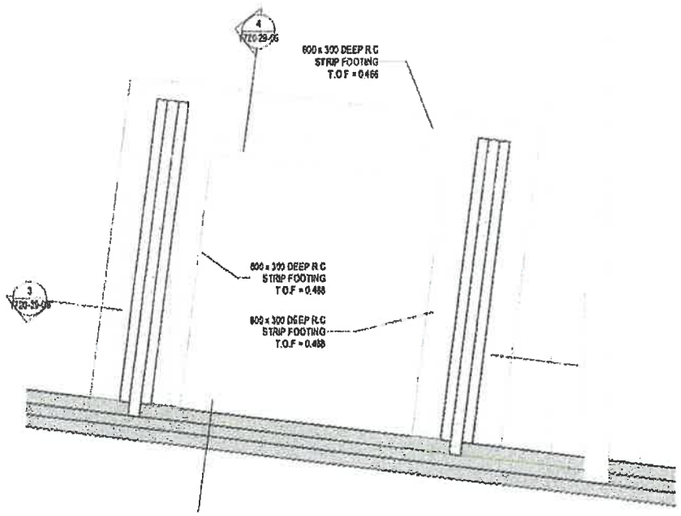
Importantly, the increased wall height will not have any adverse visual impact as it is not visible from the street. It will solely serve to enhance the privacy and security of the property owners, without imposing any negative effects on other landowners in the area.

Considering these factors, allowing the proposal to increase the boundary wall height is justified. It will provide the property owners with the desired privacy and safety, while maintaining a positive relationship with the neighbouring property. Granting approval for the construction will ensure that the property owners can proceed with the necessary renovations, contributing to the improvement and enjoyment of their main residence.

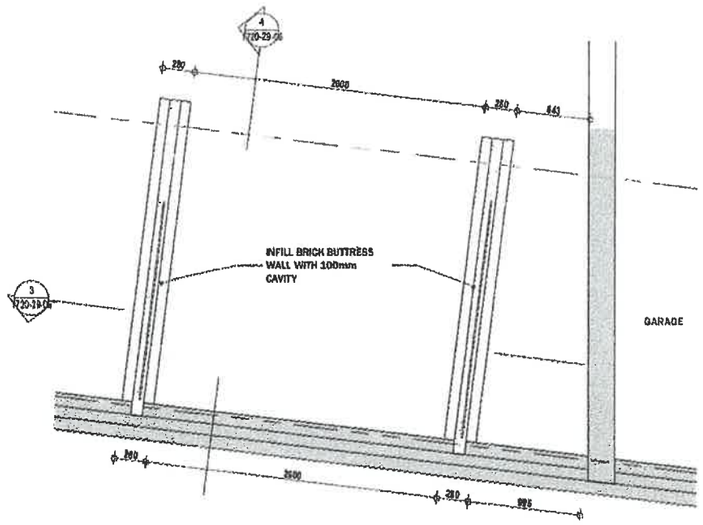
14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

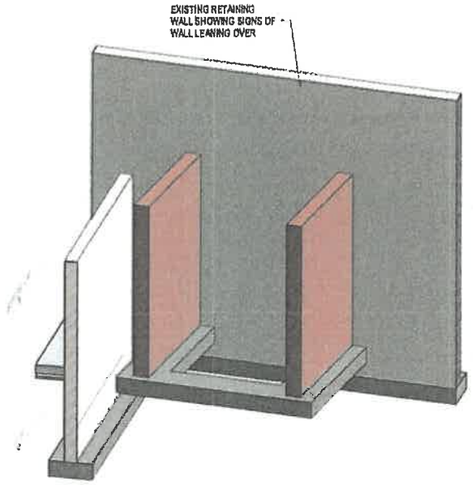
14.1 Permanent Departure from the maximum boundary wall height in terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).



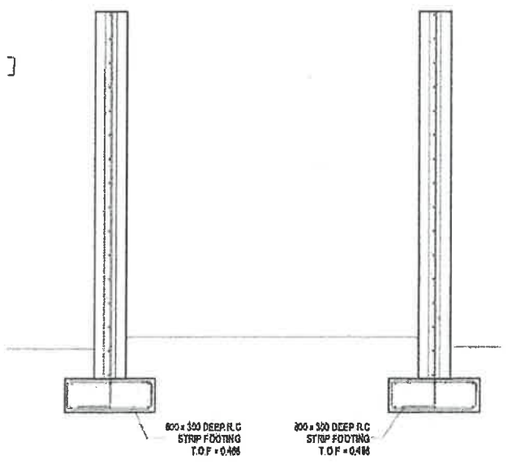
FOUNDATION LAYOUT RETAINING WALL BUTTRESS
SCALE - 1 : 25



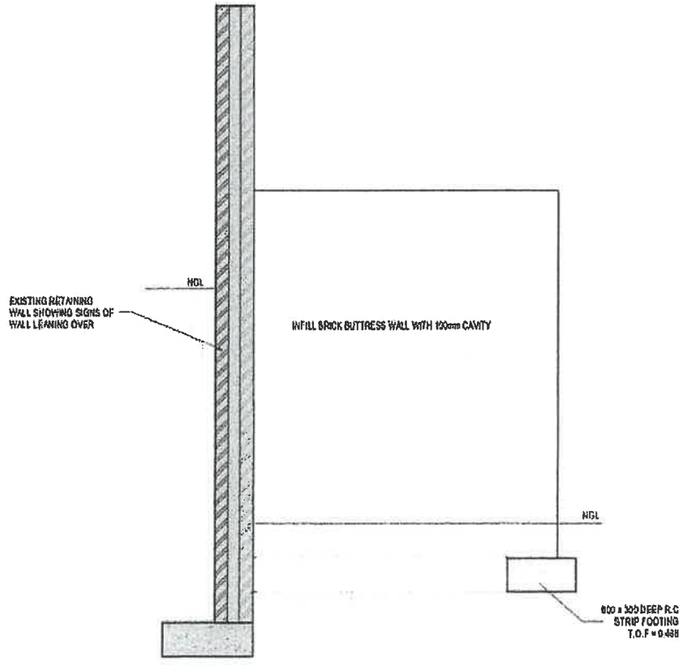
GROUND LAYOUT RETAINING WALL BUTTRESS
SCALE - 1 : 25



3D VIEW
SCALE -



WALL BUTTRESS SECTION 1
SCALE - 1 : 25



WALL BUTTRESS SECTION 2
SCALE - 1 : 25

NO	DATE	REVISION	DRAWN	CHECKED
1	2026-07-27	FOR INFORMATION	KS	KS

CONSULTING ENGINEERS (PTY) LTD
9 Hibiscus Street - c/o Hibiscus & Freesia Streets
Lynnwood Ridge - 0040
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	SIGNATURE	DATE	C:\Users\Kyle Stanford\OneDrive\2026 projects\2025 - 29 Heuer Merle - Waterkloof\Structural engineering rev 0
DESIGNED	Designer	2026-07-27	SCALE: AS SHOWN
DRAWN	Author	2026-07-27	SHEET SIZE: A1
			D&G DRAWING NUMBER: 1720-29-06

CLIENT
NIC MORRIS

ARCHITECT/MAIN AGENT
NEW ROAD ARCHITECTURE

PROJECT
ERF 5426, 6 Le Sueur Street

DRAWING TITLE

RETAINING WALL STABILIZATION

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