NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: ERF 456 FRANSCHHOEK

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

Application Property Address: 4 Fabriek Street, Franschhoek, 7690

Application Property Number: Erf number 456, Franschhoek

Applicant: Sweet Water Properties (Pty) Ltd

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

Application Reference: (TP1517/2025)

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 Erf 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-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: Sweet Water Properties c/o Susan May Bailey – sweetwaterprops@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 **Wednesday 20th of May 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 (021)8762147 during normal office hours.

Yours faithfully,

SUSAN BAILEY

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEKTIPE: ERF 456 FRANSCHHOEK

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

Adres van aansoek eiendom: 4 Fabriek Street, Franschhoek, 7690

Aansoek eiendom beskrywing: Erf number 456, Franschhoek

Aansoeker: Sweet Water Properties (Pty) Ltd

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

Aansoek Verwysing: (TP1517/2025)

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 Erf 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 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: Sweet Water Properties c/o Susan May Bailey – Sweetwaterprops@gmail.com, 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 binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **Woensdag 20ste May 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 (021)8762147 gedurende normale kantoor ure.

Die uwe

SUSAN BAILEY

Sweet Waters Properties 147 cc

CK #: 2004/088587/23

P.O. Box 213
Franschhoek
7690

Tel: +27 (0)21 876 2174

17 April 2026

MOTIVATION LETTER: REQUEST FOR DEPARTURE FROM BYLAWS AND APPROVAL OF SOLID BOUNDARY WALL

To Whom It May Concern,

I hereby submit this motivation in support of our departure application ref # TP1517/2025. This is for the application for the permission of a solid boundary wall from ground level to full height on Erf 456.

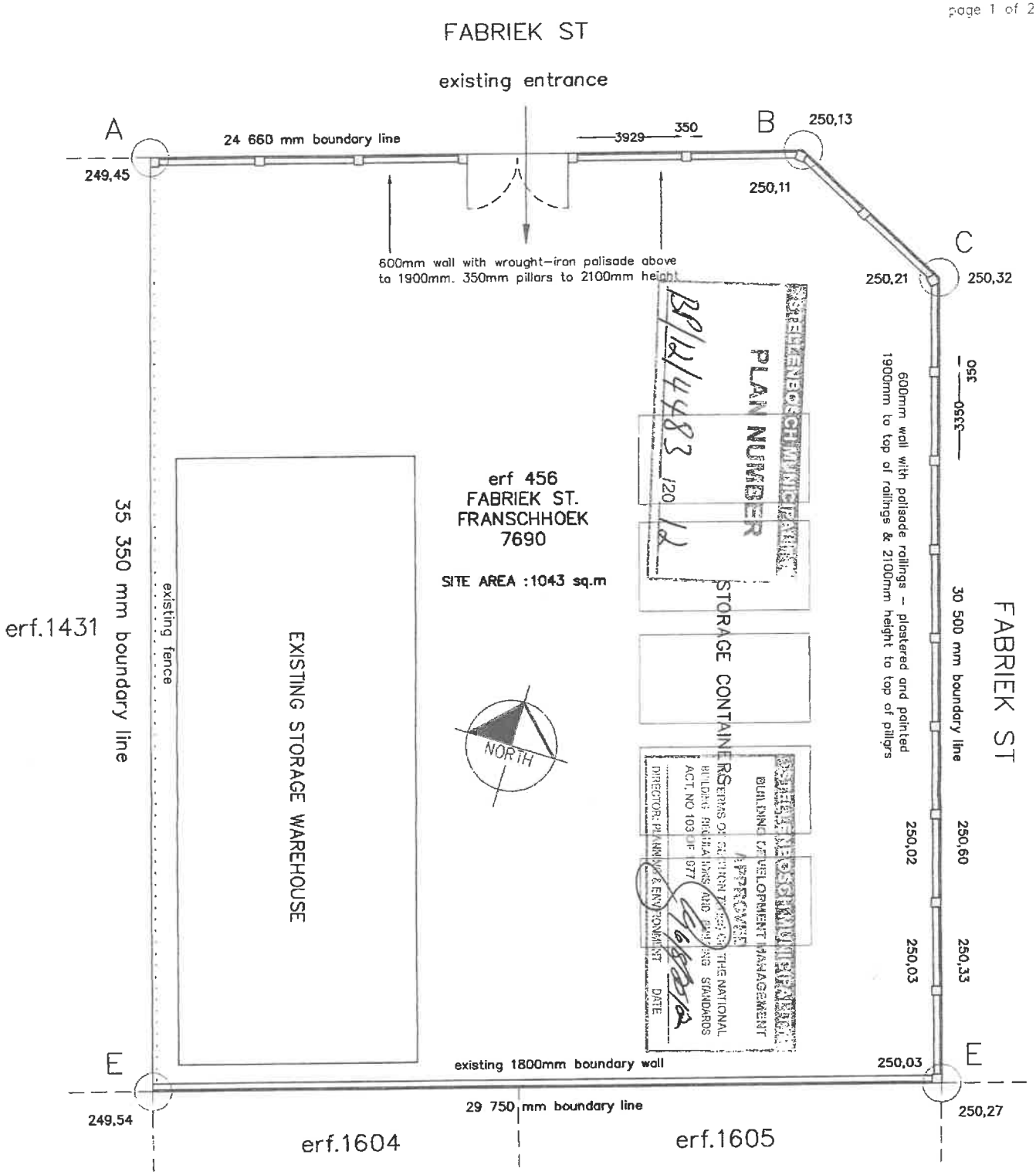
The purpose of this wall is to enhance security and safety on the property. As the premises operates as a storage facility, it is essential to ensure the protection of goods and overall site integrity. A solid wall will act as a strong deterrent against unauthorized access, vandalism, and theft; as well as protection from natural disasters such as floods, mudslides and fire and thereby contributing to a safer environment for both the property and the surrounding area.

In addition to security benefits, a well-constructed, uniform boundary structure will present a neat and professional appearance for neighbouring properties, which is especially important given the commercial nature of the site. This visual improvement will not only benefit Erf 456 but will also positively contribute to the streetscape and general appearance of the area.

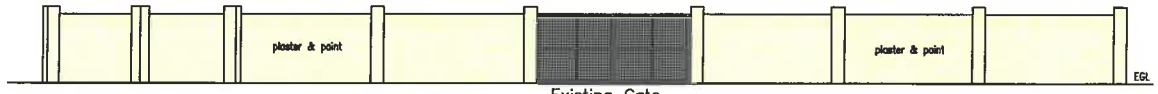
We would like to emphasize that the adjoining properties will not be negatively affected by this development. On the contrary, the improved visual appeal and enhanced security are likely to have a positive impact on the surrounding area, potentially increasing the overall value and attractiveness of the neighbourhood as a whole.
We trust that this motivation demonstrates the practical and safety advantages of the proposed boundary wall departure application.

Susan May Bailey
Cell # 082 886 3146

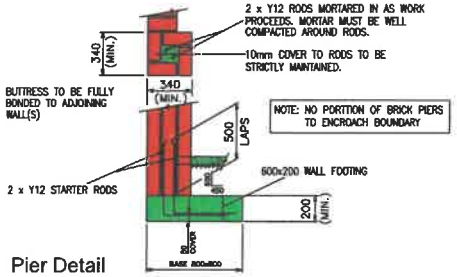
Louis Botha S
Medicinal Plants
Demonstration Gardens
R45
Hugenot St
The Courier Guy
Franschhoek
Terbodore
Coffee Roasters
anschhoek Health Club
Fabriek St
Fabriek St
Fabriek St
ERF 1431
ERF 456
BaristaTech
Secure Storage
Franschhoek Storage
Le Grand Plie
Dance School
Franschhoek Motors
Auto body shop
Fabriek St
Last Word Franschhoek
4.7 ★ (122)
5-star hotel
Karob House
3.8 ★ (5)
3-star hotel
Col'Cacch
February's
For Lovers
Marie St
Anne-Marie St
Anne-Marie St
Cabriere St
Kruger St
Kruger St
Kruger St
Google



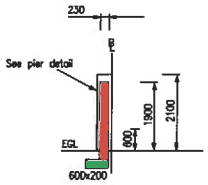
SITE PLAN scale 1:150	PROJECT NEW BOUNDARY WALL	SIGNED CLIENT pp. S. BAILEY	**Temple-Camp** ARCHITECTURAL DRAUGHTING
ADDRESS erf 456 FABRIEK ST. FRANSCHHOEK 7690	CLIENT : Susan Bailey Tel : 021-876 2174 on behalf of registered owner SWEET WATER PROPERTIES 147CC	SIGNED Prof.Arch.Draught (SACAP Reg.No.02965) DATE : 23 July 2012 FILE – C:\susan bailey.dwg	Janine Temple-Camp PO Box 325, Franschhoek 7690 Tel:082-6224220 Jtemplecamp@africa.com



North Elevation
scale 1:100



Pier Detail
N.T.S.



Section 'X-X'
scale 1:100

PLOT SIZE: 1043m²
TOTAL WALL LENGTH: 58m

FABRIEK STREET

24,66m

3530 (TYPICAL)

Existing Entrance

3850 (TYPICAL)

3590

7,18m

3590

30,5m

Existing 1.8m high fence

X

X

FABRIEK STREET

ERF 456
Site Area 1043m²

ERF 1431

Existing Storage Containers

3350 (TYPICAL)

Existing Storage Warehouse

35,35m

Existing 1,8m high boundary wall

29,75m

ERF 1604

ERF 1605

Site Plan
scale 1:100

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

Description:

BOUNDARY WALLS

AVRIL JASON
SACAP Reg No. T1127
21 Avery Avenue, Constantia, 7806
TEL: 084 668 4603
E-MAIL: avriljasonsa@gmail.com

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