



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

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Application Number: TP1435/2025

Our File Reference Number: Erf 10495, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 10495 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 Municipal Land Use Planning Bylaw on Erf 10495, Stellenbosch for:
 - 2.1.1 Departure in terms of section 15(2)(b) of said bylaw to construct a street boundary wall along the external street boundary line of erven 13346, 13347, 13348, 13349, 13350, 13351, with a height of 3.0m in lieu of the permitted 1.8m high boundary wall, as measured from the street side of the boundary wall.
 - 2.1.2 Departure in terms of section 15(2)(b) of said bylaw to construct a street boundary wall which is not 50% visually permeable, but solid, as it replaces the existing solid street boundary wall along the external street boundary line of erven 13346, 13347, 13348, 13349, 13350, 13351.

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 the said Bylaw:

3.1 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.

3.2 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.

3.3 The development be implemented in accordance with the Development Plan, Drawn by BSI Consult, Civil & Structural Engineers, Dated 2025-08-01, attached as **Annexure A**.

3.4 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.5 Building plans be generally in accordance with the Development Plan, Drawn by BSI Consult, Civil & Structural Engineers, Dated 2025-08-01 and attached as **Annexure A**.

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

4.1 The proposed wall will be an improvement of what is currently constructed, as the new boundary wall will only replace the existing boundary wall that is busy collapsing.

4.2 The height of the proposed boundary wall is not seen to be out of character with its surroundings.

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.

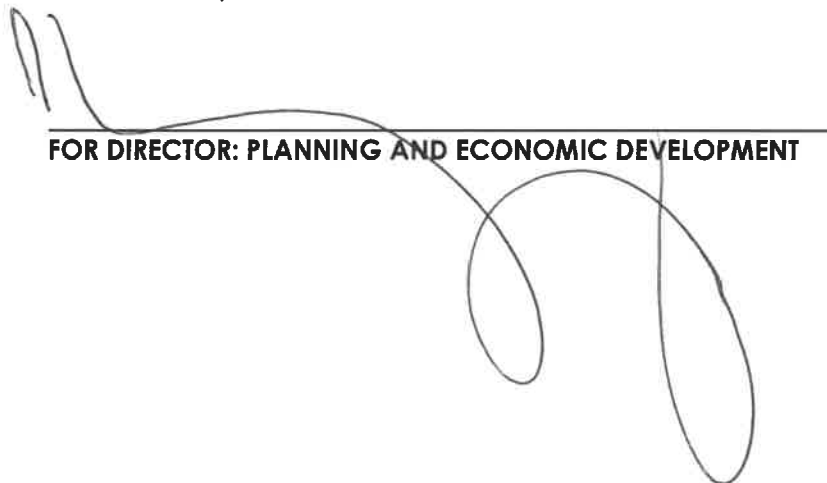
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**

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


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

16/1/2026
DATE

GENERAL
1. ALL DRAWINGS TO BE READ

- FOUNDATION EXCAVATIONS**
1. EXCAVATION FOR ALL STRIP FOUNDATIONS SHALL BE CARRIED OUT TO AT LEAST 300mm BELOW NATURAL GRADE LEVELS, OR OTHERWISE INDICATED.
 2. THE CONTRACTOR SHALL PROTECT EXCAVATIONS DURING ALL STAGES OF CONSTRUCTION TO PREVENT COLLAPSE OF THE ERODE AND CONTAMINATION OF CONCRETE DURING PLACING.
 3. ALL FOUNDATION EXCAVATION SHALL BE SLOPED WITH MIN. 5mm TO 10mm SLOPE CORNER TO PROTECT THE LEVEL SURFACE FOR SETTING OUT AND FIXING OF REINFORCEMENT.
 4. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE ENGINEER BEFORE ANY BUILDING IS CAST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT NOT REPLY THE REQUIRED BEARING CAPACITY, THE ENGINEER MAY REQUEST THAT FOUNDATION EXCAVATIONS BE TAKEN TO A GREATER DEPTH.
 5. BACKFILL BELOW ALL PAVING SHALL BE COMPACTED DOWN PLACED IN LAYERS OF 150mm MAX. AND SHALL BE MARKED TO 100% MAJOR AT OPTIMUM MOISTURE.
 6. ALL EXCESSIVE BRIDGE DUE TO SOILS OF LOWER CLASSIFIED EXCAVATIONS AS SPECIFIED IN SABS 1200 OR TO SLOTTED FOUNDATIONS.

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Annexure A