



Application Number: TP1662/2026

Our File Reference Number: Erf 2183 Klapmuts

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: Lester.Vanstavel@stellenbosch.gov.za

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 2183, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows:
 - 2.1 That the application for **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law for the relaxation of the height restriction applicable to a boundary fence to permit a 2.6m high fence in lieu of 2.1m on Erf 2183, Klapmuts,

BE APPROVED in terms of Section 60 of the said By-law.

3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:**
 - 3.1 The approval only applies to the departure application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 3.2 The development be generally in accordance with the plan referenced as Project No. PS2107_2025 | dated 2026/01/22 and drawn by DS/TJ of Tusk Professional Services attached as **Annexure A**.
 - 3.3 The fence must be of charcoal, black or dark green colour and must remain visually permeable at all times, except during any construction period when visual and dust screens may be required.

3.4 This approval is only valid for the subject visual permeable fence and will lapse should the fence be removed and / or replaced by a new fence or boundary wall after construction is completed on the site.

3.5 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.

3.6 Building plans be submitted and approved by the Municipality which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

4.1 The fence does not exceed the total height of a fence structure permitted in terms of the Zoning Scheme By-law (2.1m fence with additional 0.5m security precaution measures) and will either remain visually permeable or be removed and replaced after construction.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning By-law 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 **TP** 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

Yours faithfully



MANAGER: LAND USE MANAGEMENT



DATE



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

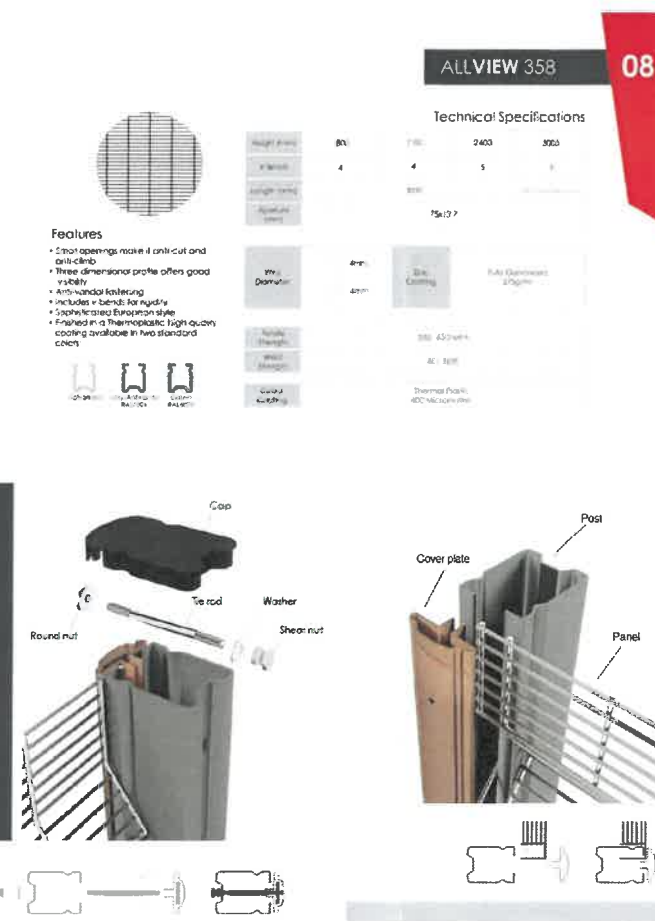
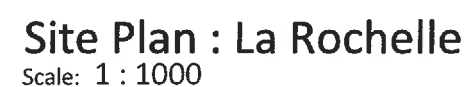
Building plan

All designs and detailing shown on this drawing is protected by copyright under South African Laws and is property of Tusk Professional Services.

This drawing is not to be scaled, all figured dimensions to be used.
All Dimensions and cadastral setting out information to be thoroughly
checked on site and all or any discrepancies to be reported to the
Architect before any work is put in hand.

HEALTH AND SAFETY: All construction activities to conform to the **OCCUPATIONAL HEALTH AND SAFETY ACT 1993 (Act No 85 of 1993)**. All materials and workmanship to be as per the **MODEL PREAMBLES FOR TRADES 2008**, and any further additional preambles as noted in the Bills of Quantities.

All work is to comply with all relevant specifications and codes of practice of the **NATIONAL HOME BUILDERS REGISTRATION COUNCIL (NHBRC)** (Where applicable)



Stellenbosch Municipality Fences - Site 1-5

Arch	As indicated	2026/01/22
discipline:	scale @ A1:	date:
-	DS/TJ	RN
design:	drawn:	check:
project no: PS2107_2025	dwg no: 2001	rev:
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