STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1681/2026
Our File Reference Number: Erf 6843, Stb
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME ON A PORTION OF ERF 6843, STELLENBOSCH.

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows.

3. That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, for **Permission in terms of the Zoning Scheme** to utilize a portion of Erf 6843, Stellenbosch for purposes of a market,

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

   4.1. The approval only applies to the application for permission in terms of the zoning scheme under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

   4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposal.

   4.3. The development be implemented generally in accordance with the Site Layout Plan as referenced **Site Layout Plan Drawing Nr. J1825C001D00; Roof plan, Section and Details Plan Drawing Nr. J1825A001D00; Structural Layouts Section & Details Plan Drawing Nr. J1825S001D00; Drawn by MBB Consulting Engineers, dated 24 April 2017**, and attached as **ANNEXURE A.**

   4.4. The trading stalls building be limited to ±700m² in extent.

4.5. The area designated for the market, including market stalls, parking areas and associated infrastructure, shall be clearly indicated and demarcated on the building plans.

4.6. The building plans shall clearly indicate all proposed engineering service connections, including water, sewer and stormwater.

4.7. All necessary precautions shall be taken during construction to prevent damage to existing service cables and electrical infrastructure in the vicinity. The applicant shall be held liable for all costs associated with the repair or reinstatement of any infrastructure damaged as a result of the construction activities.

4.8. All electrical work co comply with SANS142 and Municipal electrical bylaws.

4.9. Building plans for all new structures or uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals to be indicated on the Town Planning Compliance Checklist for Building Plans.

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

5.1. The proposed market supports the objectives of the Stellenbosch Spatial Development Framework by promoting inclusive economic growth, entrepreneurship and job creation.

5.2. The proposed market promotes a complementary mix of land uses within the residential environment by improving residents' access to everyday goods and services near their homes, thereby reducing the need for travel.

5.3. The proposed market will provide a communal space that encourages social interaction, community engagement and interaction between residents, traders and visitors.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) 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. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

13. 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

MANAGER: LAND USE MANAGEMENT
DATE: 18-11-2026

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www.stellenbosch.gov.za

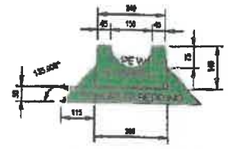
ANNEXURE A

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME : A PORTIN OF ERF 6843, STELLENBOSCH

SITE PLAN/SITE DEVELOPMENT PLAN

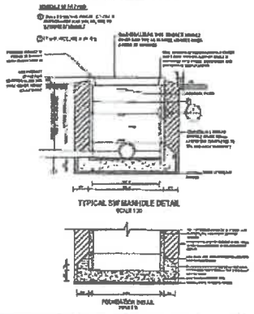


STORM WATER LONG SECTION
SCALE 1:125

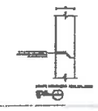


TYPE W1 WATER CHANNEL DETAIL
SCALE 1:10

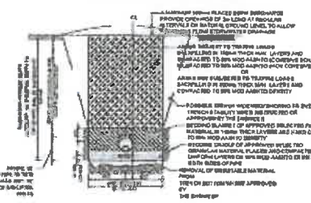
TYPICAL SW MANHOLE DETAIL
SCALE 1:50



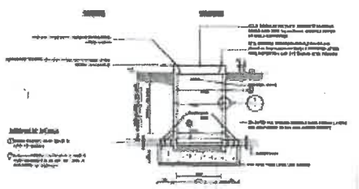
CHAMBER SEALING JOINT
SCALE 1:10



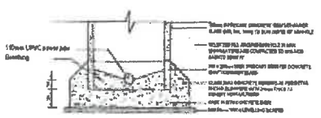
TYPICAL EXCAVATION AND BACKFILL DETAILS FOR FLEXIBLE WATER PIPES



TYPICAL SEWER MANHOLE DETAIL



FOUNDATION DETAIL



FOUNDATION DETAIL
SCALE 1:10

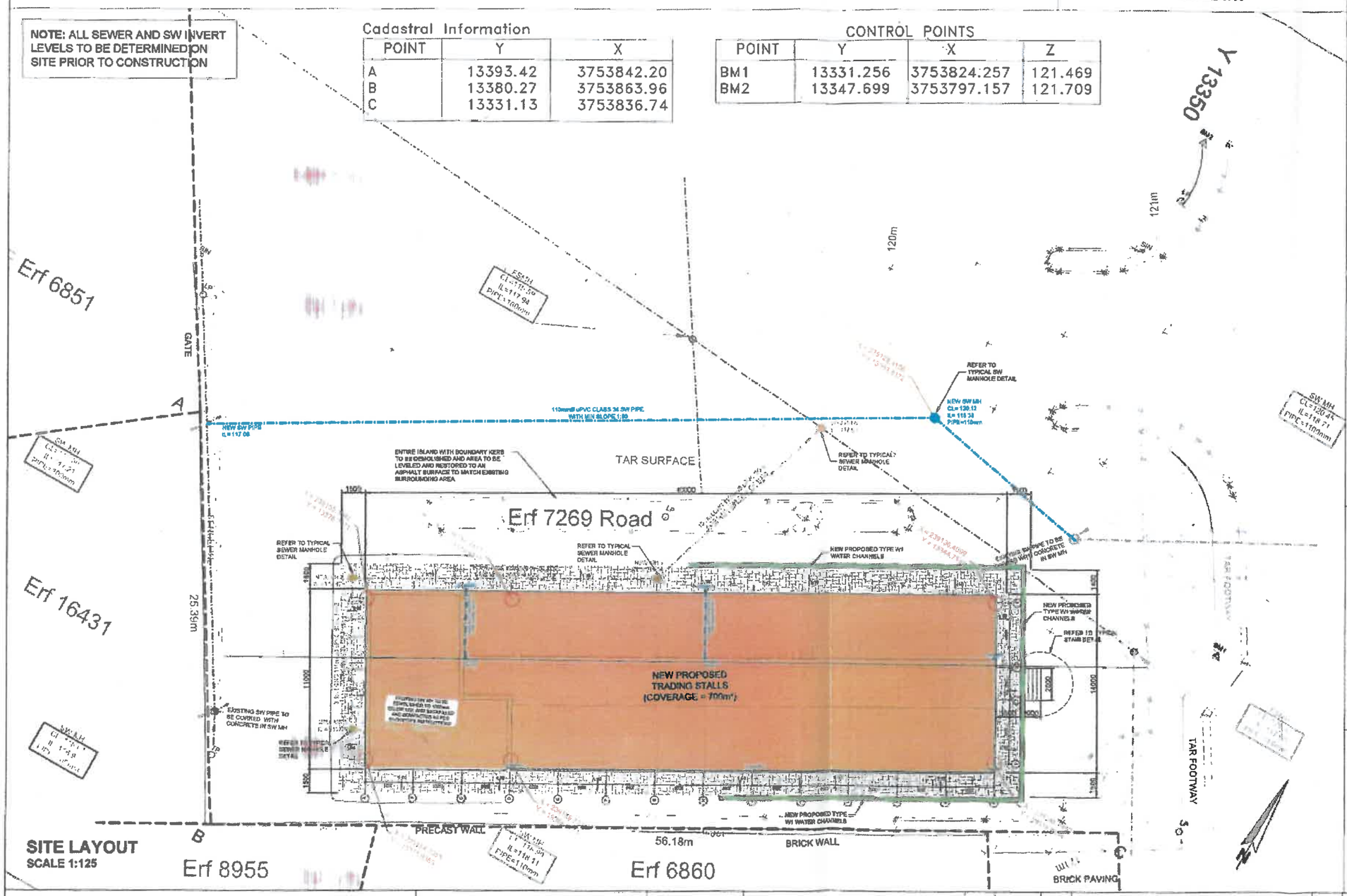
NOTE: ALL SEWER AND SW INVERT LEVELS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION

Cadastral Information

POINT	Y	X
A	13393.42	3753842.20
B	13380.27	3753863.96
C	13331.13	3753836.74

CONTROL POINTS

POINT	Y	X	Z
BM1	13331.256	3753824.257	121.469
BM2	13347.699	3753797.157	121.709



SITE LAYOUT
SCALE 1:125

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SITE LAYOUT, SETOUT COORDINATES AND SW MANHOLE DETAIL

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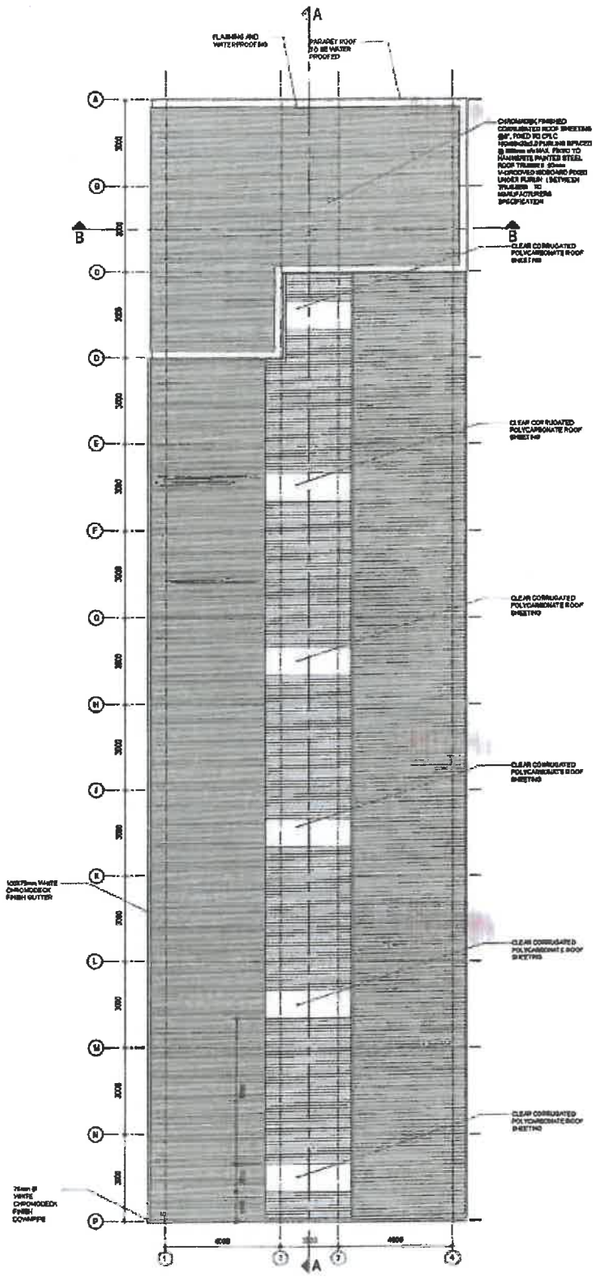
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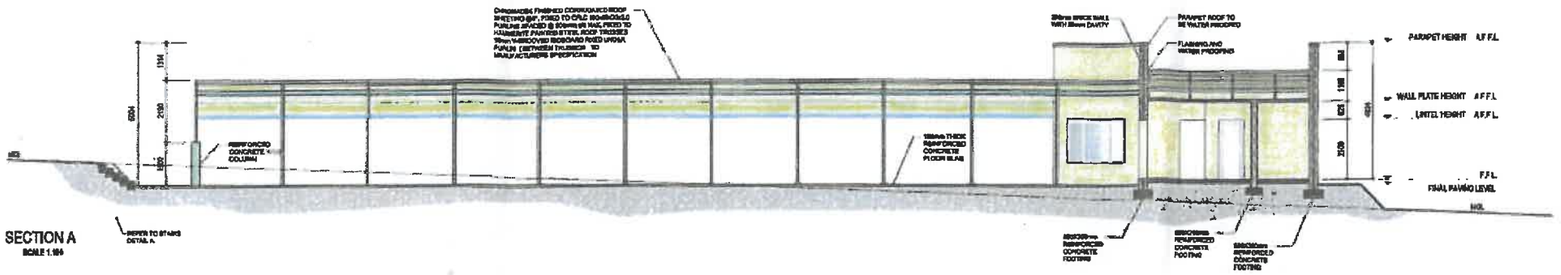
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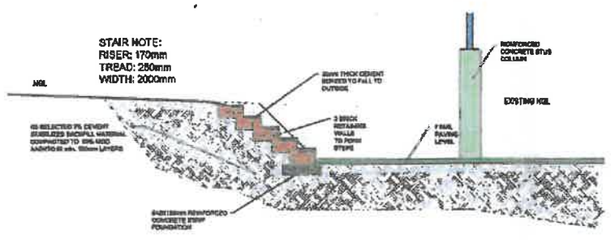
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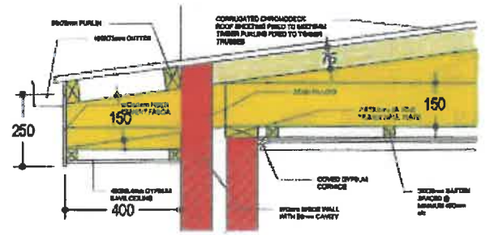
ROOF PLAN
SCALE 1:100



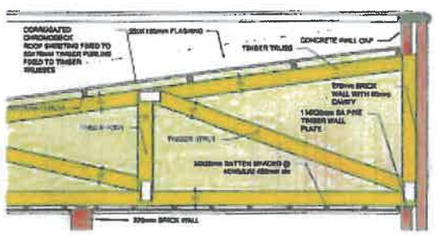
SECTION A
SCALE 1:100



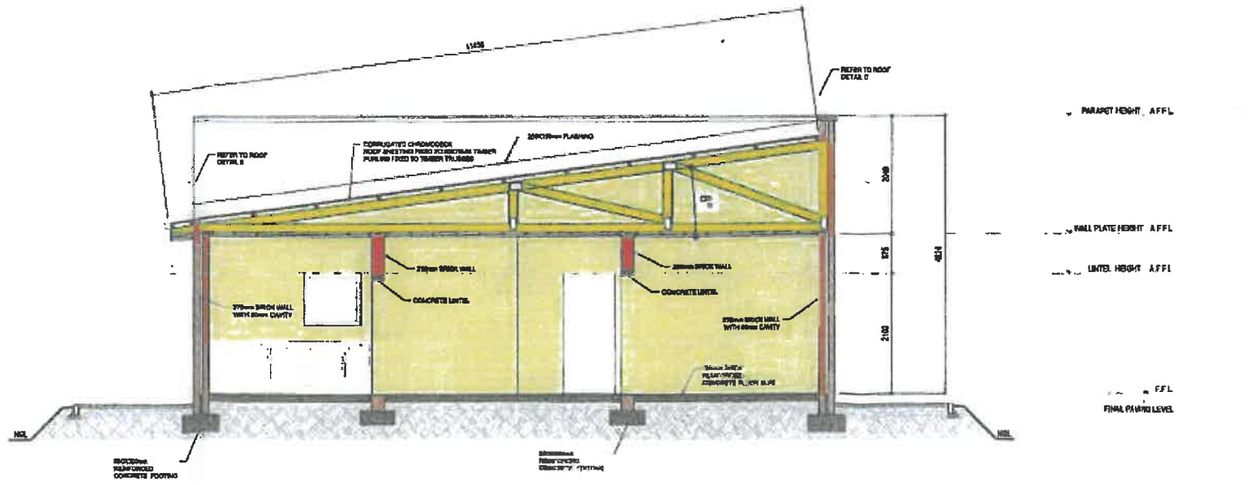
STAIRS DETAIL A
SCALE 1:50



ROOF DETAIL B
SCALE 1:10



ROOF DETAIL C
SCALE 1:10



SECTION B
SCALE 1:50

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STB MUN BUSINESS HUBS - [redacted] CLOETESVILLE

ROOF PLAN, SECTION & DETAILS

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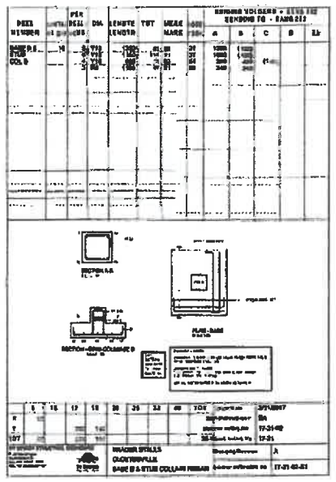
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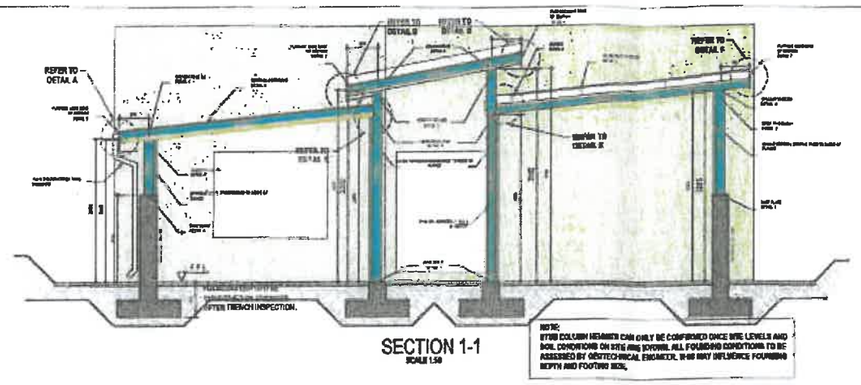
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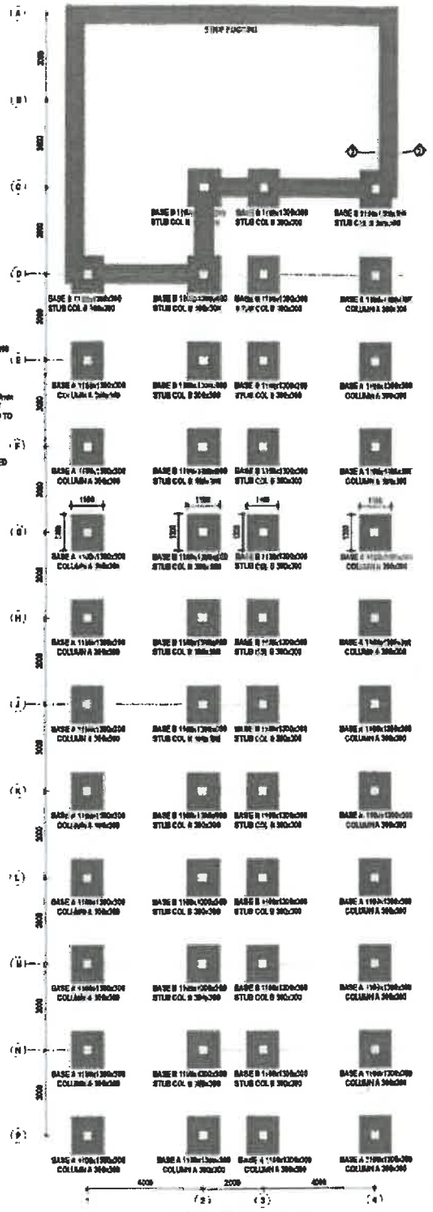
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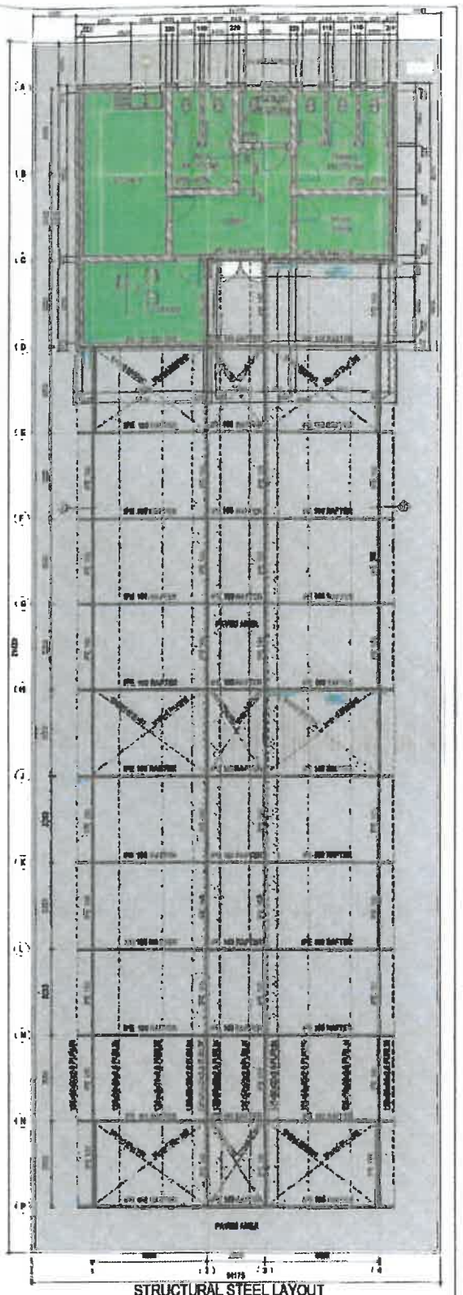


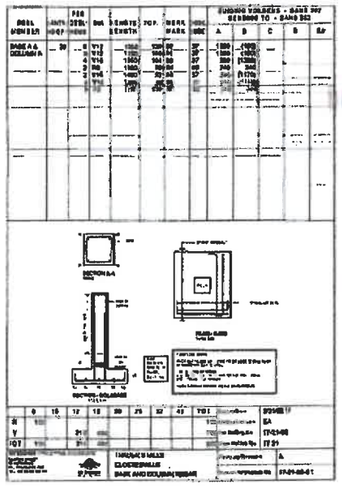


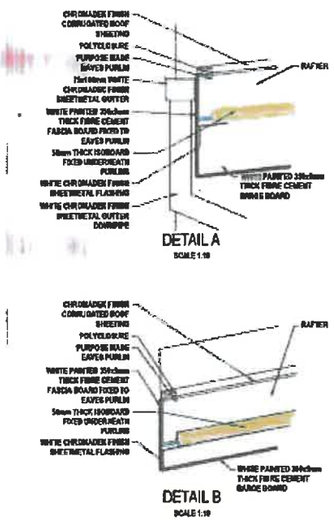


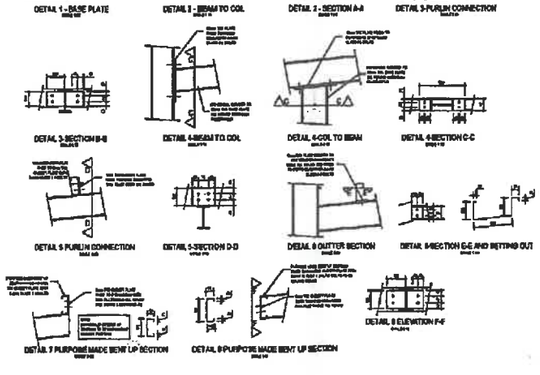
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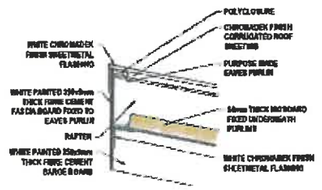


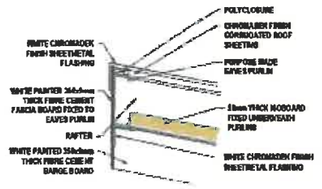


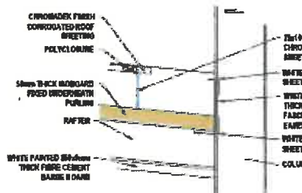


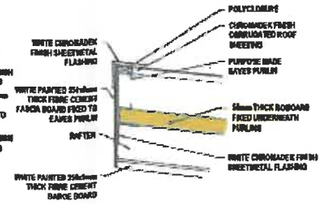


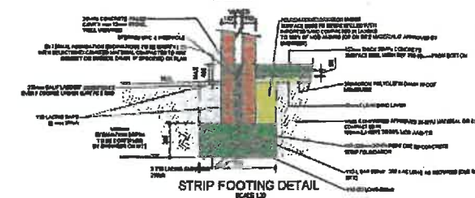


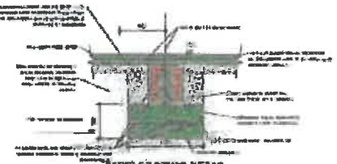












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