



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP 1444/2025

Our File Reference Number: 1631/1 P, Paarl Division

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

ADMINISTRATORS CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION: FARM NO. 1631/1, PAARL DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 Administrators consent to relax the restrictive title deed condition, clause (iii)A.4. as contained in the Title Deed No. T. 7807/2013 in order to relax the restrictive title deed building line from 95m to 43m in order to construct a diesel tank & Boiler Container on Farm No. 1631/1, Paarl Division.

BE GRANTED.

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 permission in terms of title deed 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 and building plans be generally in accordance with the building plans as referenced on Drawing No. 0692 –MHI RFG Farm Rev 02, dated February 2025 and drawn by I-Design attached as **Annexure A**.

3.3 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.

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

4.1 The proposal is associated and in line with the land uses found on the subject property and will thus have no impact on the surrounding area.

4.2 The scale of the proposed structures is such that they will not have any impact on the surrounding area, particularly as the proposed structures will comply with the 5m building lines prescribed by the Zoning Scheme.

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



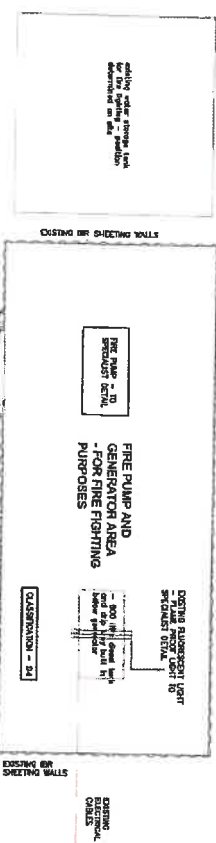
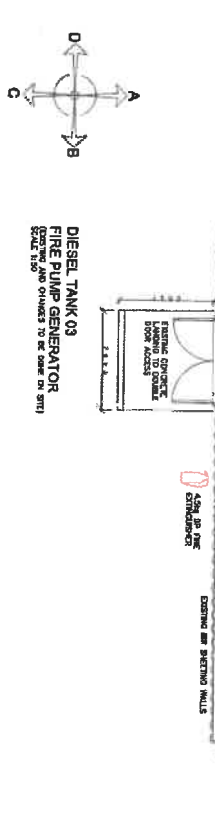
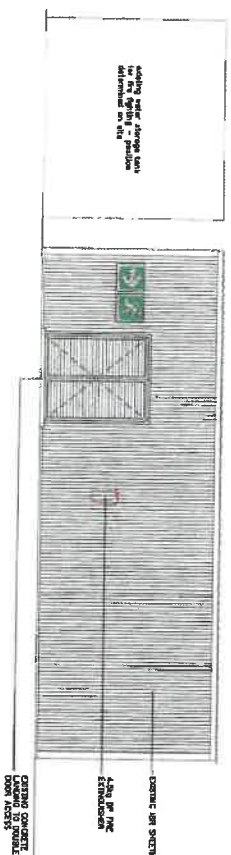
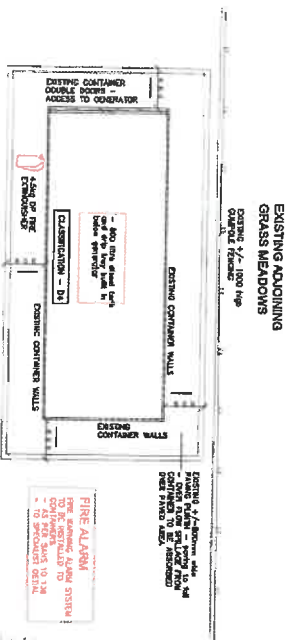
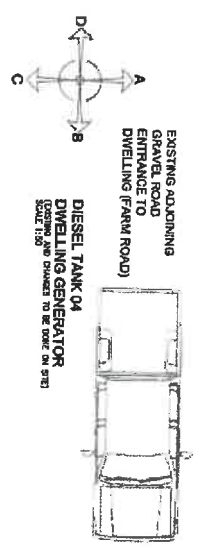
SENIOR MANAGER: LAND USE MANAGEMENT

DATE

4/3/2026.

Annexure A Building Plans

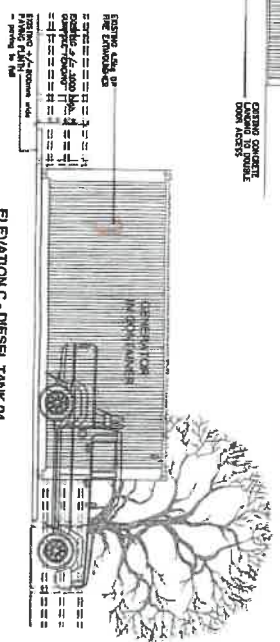
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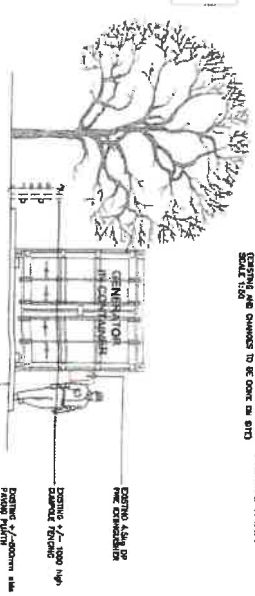
EXISTING GENERATOR IN STRUCTURE FOR EXTING
FIRE PUMP - EXISTING STORAGE TANK FOR FIRE
WATER



EXISTING GENERATOR AND FIRE PUMP



ELEVATION C - DIESEL TANK 04
DWELLING GENERATOR AND DIESEL TANK
(CORSTING AND CHANGES TO BE DONE IN 917)
SCALE 1:50



ELEVATION D - DIESEL TANK 04
DWELLING GENERATOR AND DIESEL TANK
(EXISTING AND CHANGED TO BE DONE ON SITE)
SCALE 1:50



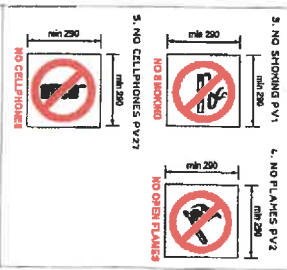
EXISTING GENERATOR IN CONTAINER



FIRE NOTE
- ALL FIRE PRECAUTIONS ON
DRAWINGS, MUST BE
RATIONALLY CERTIFIED BY A
FIRE CONSULTANT

GENERAL NOTES

FIRE SAFETY SPECIFICATIONS



REVISION/REISSUING
PAGE
CLIENT/CLIENT

[illegible]

