



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13810

Our File Reference Number: Farm 468/135, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir / Madam

## **APPLICATION FOR TEMPORARY DEPARTURE ON UNREGISTERED FARM NO. 468/135, STELLENBOSCH DIVISION (A PORTION OF FARM NO. 468/128)**

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, promulgated by notice number 354/2015, dated 20 October 2015 on Unregistered Farm No. 468/135, Stellenbosch Division, namely:
    - i. **Temporary Departure** in terms of section 15(2)(c) of the said bylaw to utilize the subject property as a storage facility,

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.

- 2.2 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
  - a. The approval only applies to the proposed development under consideration, as indicated on the referenced **No. 468/128, dated 17 February 2022 site plan**, attached as **ANNEXURE C** 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.

- b. The development must be undertaken generally in accordance with the site plan as referenced **No. 468/128, dated 17 February 2022** and attached as **ANNEXURE C**.
- c. 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.
- d. A landscaping plan showing the current vegetation be submitted as part of the building plan application to the Municipality for approval.
- e. The height of the storage facility be limited to 2,580m.
- f. A building plan application for the temporary approval of the temporary structures must be submitted in accordance with the Site Plan as referenced **No. 468/128, dated 17 February 2022**, and attached as **ANNEXURE C**.
- g. The approval for the temporary departure is valid for five (5) years.

### 2.3 The reasons for the above decision are as follows:

- i. The proposed use will have no negative impact on the existing environment as the property is not currently actively utilized for agricultural purposes and no permanent buildings will be constructed.
- ii. The proposed storage facility will not have a detrimental impact from a visibility point of view as the proposal will blend in with the structures on the surrounding properties.
- iii. The area is characterized by agri-industrial uses and the proposed storage facility therefore integrates with the surrounding uses and structures.
- iv. The proposed development will not generate additional traffic to a degree that will place undue pressure on the local road network, due to the type of land use (storage facility).

### 3. Matters to be noted:

- 3.1. Building plans be approved by the Municipality.
- 3.2. All electrical requirements be directed to Eskom.

- 4. 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.

5. Appeals must be submitted 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. The following prescribed information is accordingly required:

5.1 The personal particulars of the Appellant, including:

- i. First names and surname
- ii. ID number
- iii. Company of Legal person's name (if applicable)
- iv. Physical Address
- v. Contact details, including a Cell number and E-Mail address

5.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

5.3 The grounds of the appeal which may include the following grounds:

- i. that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- ii. grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

5.4 Whether the appeal is lodged against the whole decision or a part of the decision.

5.5 If the appeal is lodged against a part of the decision, a description of the part.

5.6 If the appeal is lodged against a condition of approval, a description of the condition.

5.7 The factual or legal findings that the appellant relies on.

5.8 The relief sought by the appellant.

5.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision

5.10 That the appeal includes the following declaration by the Appellant:

- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- ii. That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information, or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect, or misleading or not believing them to be correct.

6. 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](mailto:landuse.appeals@stellenbosch.gov.za).

7. 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.
8. The 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](mailto:landuse.appeals@ Stellenbosch.gov.za).
9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. 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



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**FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

16.10.2023

**DATE:**

# Locality: Ptn 135 of Farm No. 468, Stellenbosch RD



**Legend**  
Farm Portions

0 0.05 0.1 0.2 km

Scale: 1:5 000

Date created: November 17, 2021

Compiled with CapeFarmMapper



STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX

Municipal Manager

16.10.2023

DATE

Application date: 17/2/2022



No 468/50

No 468/102

No 468/2 (Transnet Reserve)

No 468/118

No 468/128

No 468/128

No 468/125

ca. 443sqm additional expropriation for widening

