



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13529

Our File Reference Number: Farm 742/2, Paarl

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR APPROVAL OF THE SITE DEVELOPMENT PLAN: FARM 742/2, PAARL DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the application for a Permission required in terms of a Condition of Approval on Portion 2 of Farm 742, Klapmuts, in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 in order to approve the Site Development Plan, dated September 2021 attached as **Annexure B** to develop a temporary school on the subject property.

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

3. Conditions of approval:

- 3.1 Building plans must 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.
- 3.2 Building plans must be generally in accordance with the Site Development Plan attached as **Annexure B**, drawn by Architects Interior, dated September 2021.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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:
 - (a) 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;

 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

 - (c) 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.

 - (d) whether the appeal is lodged against the whole decision or a part of the decision;

 - (e) if the appeal is lodged against a part of the decision, a description of the part;

 - (f) if the appeal is lodged against a condition of approval, a description of the condition;

 - (g) the factual or legal findings that the appellant relies on;

 - (h) the relief sought by the appellant; and

- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) 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
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 may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
9. An applicant who lodge 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 is suspended, and in the case of any approval, 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

28/4/2022

DATE:



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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

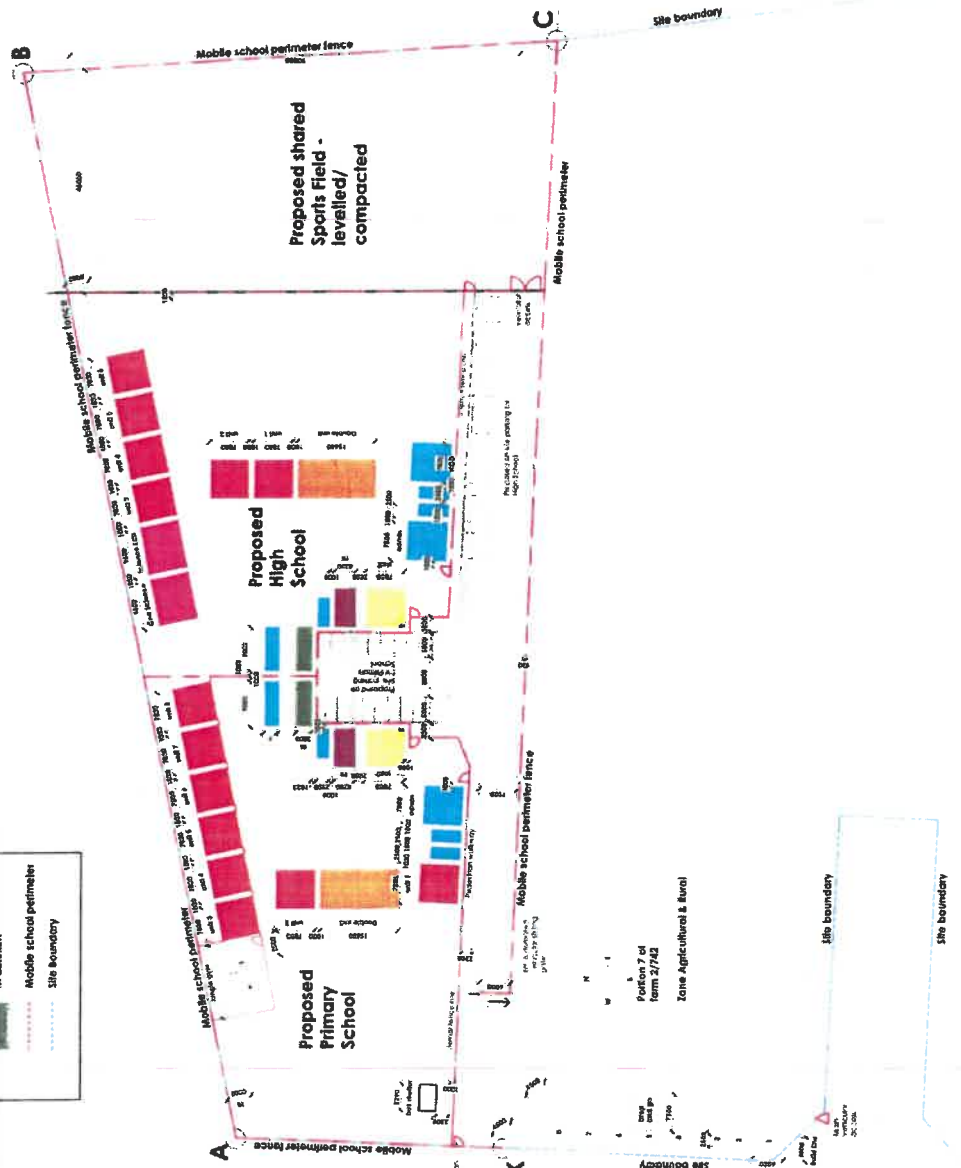
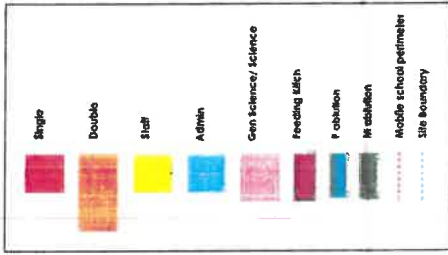
ANNEXURE B

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

28/4/2022
DATE



FOR COUNCIL APPROVAL

architects interiors



New Schools - Klipmuis PS & HS

Portion 7 of farm 2742

Proposed Site Plan

00-01

Author	SAK	Scale	1:1000	Project Name	SAK
Client	SAK	Date	2022	Drawn by	SAK
Project	SAK	Appr. by	SAK	Checked by	SAK
Site	SAK	Scale	1:1000	Project No.	SAK

File

PLATFORM SPECIFICATION

1. THE PLATFORM SHALL BE CONSTRUCTED OF 150mm THICK CONCRETE ON A 100mm SAND BED.
2. THE PLATFORM SHALL BE FINISHED WITH A 20mm THICK POLISHED TERRAZZO SURFACE.
3. THE PLATFORM SHALL BE FINISHED WITH A 20mm THICK POLISHED TERRAZZO SURFACE.
4. THE PLATFORM SHALL BE FINISHED WITH A 20mm THICK POLISHED TERRAZZO SURFACE.
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STELLENBOSCH MUNICIPALITY

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Janis Field
MUNICIPAL MANAGER

28/4/2022
DATE

PROJECT NO.	10000000000000000000
CLIENT	STELLENBOSCH MUNICIPALITY
DATE	28/4/2022
PROJECT NAME	PROPOSED NEW TEMPORARY SCHOOL IN PHASE 1 OF THE STELLENBOSCH MUNICIPALITY HIGH SCHOOL
PROJECT ADDRESS	STELLENBOSCH MUNICIPALITY
PROJECT LOCATION	STELLENBOSCH MUNICIPALITY
PROJECT STATUS	APPROVED
PROJECT TYPE	EDUCATION
PROJECT PHASE	PHASE 1
PROJECT SUB-PHASE	PHASE 1.1
PROJECT SUB-PHASE	PHASE 1.2
PROJECT SUB-PHASE	PHASE 1.3
PROJECT SUB-PHASE	PHASE 1.4
PROJECT SUB-PHASE	PHASE 1.5
PROJECT SUB-PHASE	PHASE 1.6
PROJECT SUB-PHASE	PHASE 1.7
PROJECT SUB-PHASE	PHASE 1.8
PROJECT SUB-PHASE	PHASE 1.9
PROJECT SUB-PHASE	PHASE 1.10
PROJECT SUB-PHASE	PHASE 1.11
PROJECT SUB-PHASE	PHASE 1.12
PROJECT SUB-PHASE	PHASE 1.13
PROJECT SUB-PHASE	PHASE 1.14
PROJECT SUB-PHASE	PHASE 1.15
PROJECT SUB-PHASE	PHASE 1.16
PROJECT SUB-PHASE	PHASE 1.17
PROJECT SUB-PHASE	PHASE 1.18
PROJECT SUB-PHASE	PHASE 1.19
PROJECT SUB-PHASE	PHASE 1.20

