

## NOTICE OF LAND DEVELOPMENT APPLICATION

30 April 2024

Dear Sir /Madam

**APPLICATION TYPE: PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME (TECHNICAL APPROVAL) AND DEPARTURE : ERF 3984, VAN RIEBEECK STREET, STELLENBOSCH**

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Van Riebeeck Street, Stellenbosch

Application Property Number: Erf 3984, Stellenbosch

Applicant: ICatPlan (t/a IC@Plan Town Planners), 082 978 7151 / [cornelia@icaplan.co.za](mailto:cornelia@icaplan.co.za)

Owner: University of Stellenbosch ([stuart@hermansen.co.za](mailto:stuart@hermansen.co.za)) / 083 658 1640

Application Reference: LU/16274 (TP513/2023)

**Description of land development proposal:**

1. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023, for a permission required in terms of the Zoning Scheme (technical approval) in order to construct a new roof structure over bonsai gardens in an Urban conservation overlay zone as stipulated in Section 246(1)(a) of the Stellenbosch Municipality Zoning Scheme By-Law, 2023;
2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023, for a departure to relax the common building line (adjacent to Erf 9045 & Erf 1842) from 5 m to 0,3 m and 1,0 m in order to construct a new roof over bonsai gardens.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: ICatPlan CC, Postnet Suite 176, Private Bag X15, Somerset West, 7129 **OR** by electronic mail to [ciska@icaplan.co.za](mailto:ciska@icaplan.co.za).

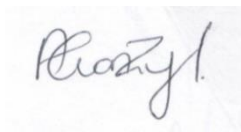
By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **30 May 2024**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 082 978 7151, (Monday to Thursday 08:00 – 17:00 & Friday 08:00 – 15:00).

Yours faithfully

A handwritten signature in dark ink, appearing to read 'A C Van Zyl', is written on a light-colored, slightly textured background.

**A C VAN ZYL**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

30 April 2024

Geagte Meneer/Dame

### **AANSOEKTIPE: TOESTEMMING VEREISTE IN TERME VAN DIE SONERINGSKEMA (TEGNIES GOEDKEURING) EN AFWYKING : ERF 3984, VAN RIEBEECKSTRAAT, STELLENBOSCH**

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Van Riebeeckstraat, Stellenbosch

Aansoek eiendom beskrywing: Erf 3984, Stellenbosch

Aansoeker: ICatPlan Town Planners CC (t/a IC@Plan Town Planners), 0829787151 / [cornelia@icaplan.co.za](mailto:cornelia@icaplan.co.za)

Eienaar: Universiteit van Stellenbosch ([stuart@hermansen.co.za](mailto:stuart@hermansen.co.za)) / 083 658 1640

Aansoek Verwysing: LU/16274 (TP513/2023)

#### **Besonderhede van die grondgebruiksaansoek:**

1. Aansoek vir toestemming vereis in terme van die Soneringskema (Tegniese goedkeuring) ten einde die oprigting van 'n nuwe dakstruktuur oor die bonsai tuine in n Stedelike Bewaringsoorlegsone toe te laat, soos gestipuleer in Artikel 246(1)(a) van die Stellenbosch Munisipale Soneringskema Verordening, 2023;
2. Aansoek vir 'n afwyking vir die verslapping van die gemeenskaplike boulyn (aangrensend aan Erf 9045 & Erf 1842) van 5 m na 0,3 m en 1,0 m, ten einde die oprigting van 'n nuwe dak oor die bonsai tuine.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van

die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: IcaPlan CC, Postnet Suite 176, Privaatsak X15, Somerset-Wes, 7129 **OF** per elektroniese pos na [ciska@icaplan.co.za](mailto:ciska@icaplan.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **30 Mei 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

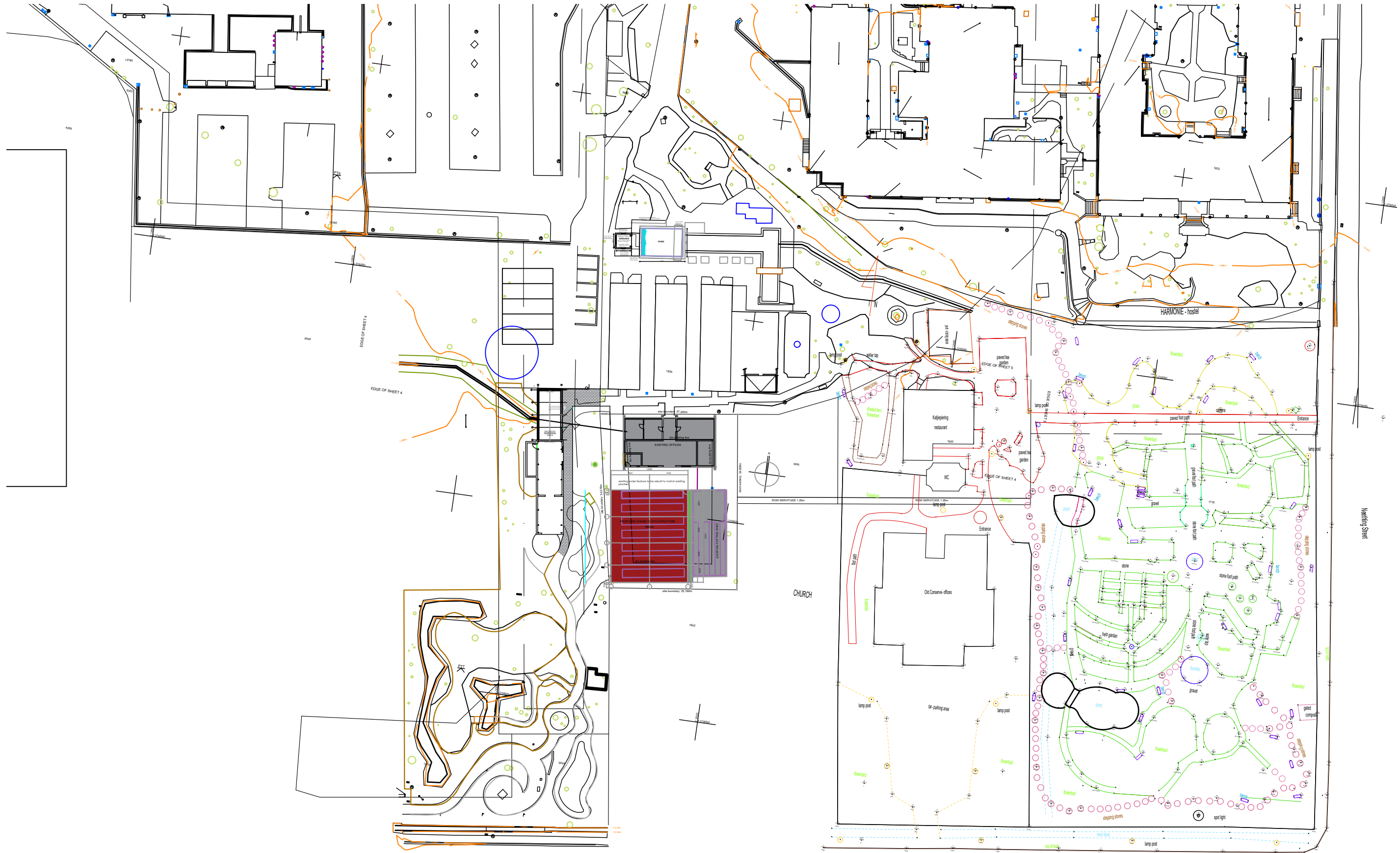
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 978 7151, Maandae tot Donderdae 08:00 – 17:00 & Vrydae 08:00 – 15:00).

Die uwe

A handwritten signature in black ink, appearing to read 'A C Van Zyl', on a light-colored rectangular background.

**A C VAN ZYL**





oxalis house: locality plan  
SCALE 1:750



tinktinkie street  
stellenbosch  
7600

© 083 658 2640

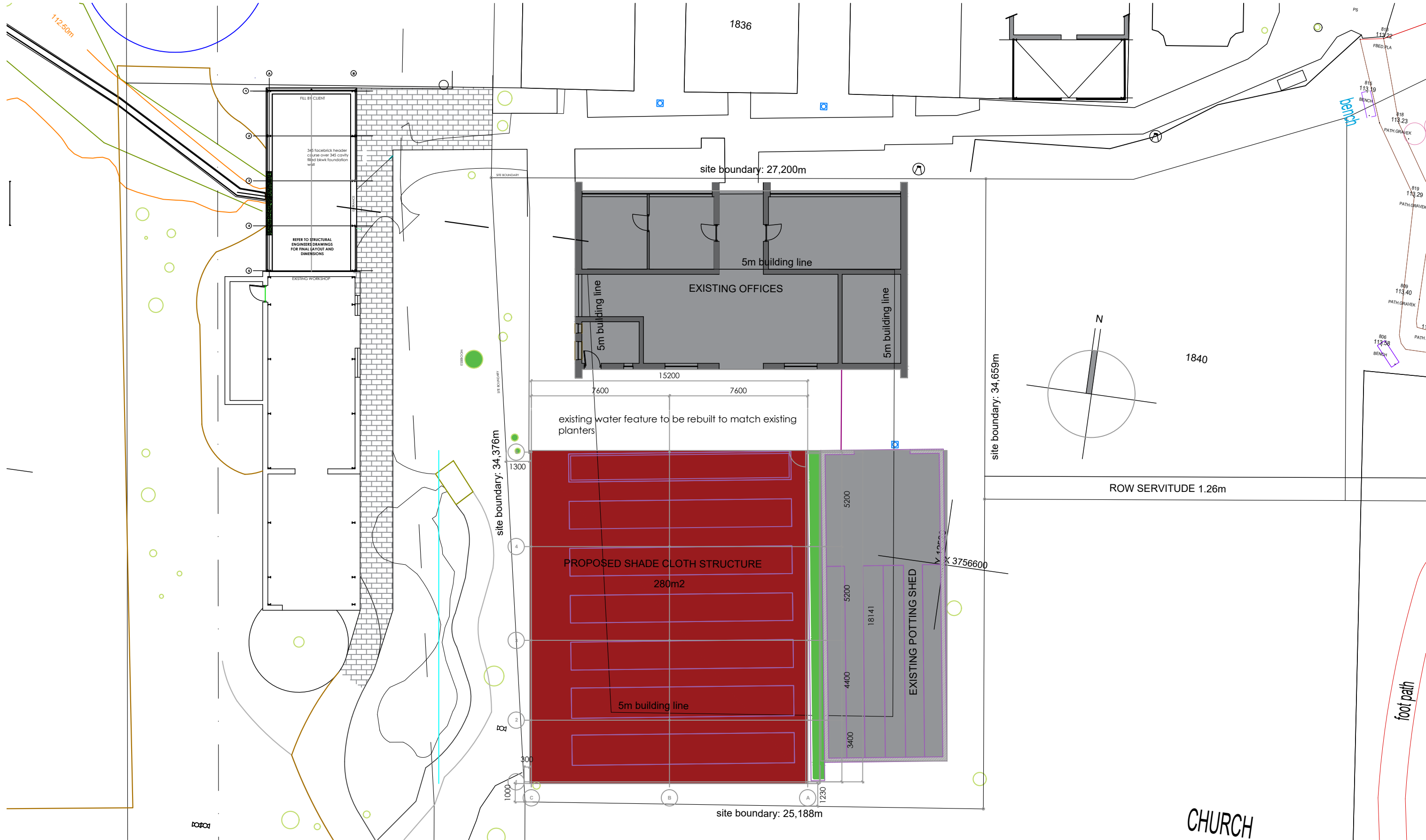
hb architect [pty] ltd  
reg no 2017 / 103 456 / 07

NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. PREFERENCE ALWAYS TO BE GIVEN TO WRITTEN DIMENSIONS OVER SCALED. ALL WORK CARRIED OUT IN ACCORDANCE WITH MUNICIPAL AND / OR NATIONAL BUILDING REGULATIONS. THE DESIGN IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL FOUNDATIONS TO BE LAID ON SOLID GROUND. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DWG NAME: OXALIS HOUSE  
PROJECT: botanical gardens  
new projects  
CLIENT: stellenbosch university

DRAWN: seh SCALE: 1/750 DATE: 2023 09 19  
JOB NO: 2304/2  
REV NO: 0  
DWG NO: 2304-SK03



# oxalis house: site plan and plan

SCALE 1:200



tinktinkie street  
stellenbosch  
7600

© 083 658 2640

hb architect [pty] ltd  
reg no 2017 / 103 456 / 07

## NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. PREFERENCE ALWAYS TO BE GIVEN TO WRITTEN DIMENSIONS OVER SCALED. ALL WORK CARRIED OUT IN ACCORDANCE WITH MUNICIPAL AND / OR NATIONAL BUILDING REGULATIONS. THE DESIGN IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL FOUNDATIONS TO BE LAID ON SOLID GROUND. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DWG NAME: OXALIS HOUSE

PROJECT: botanical gardens  
new projects

CLIENT: stellenbosch university

DRAWN: seh SCALE: 1/200 DATE: 2023 09 19

JOB NO:

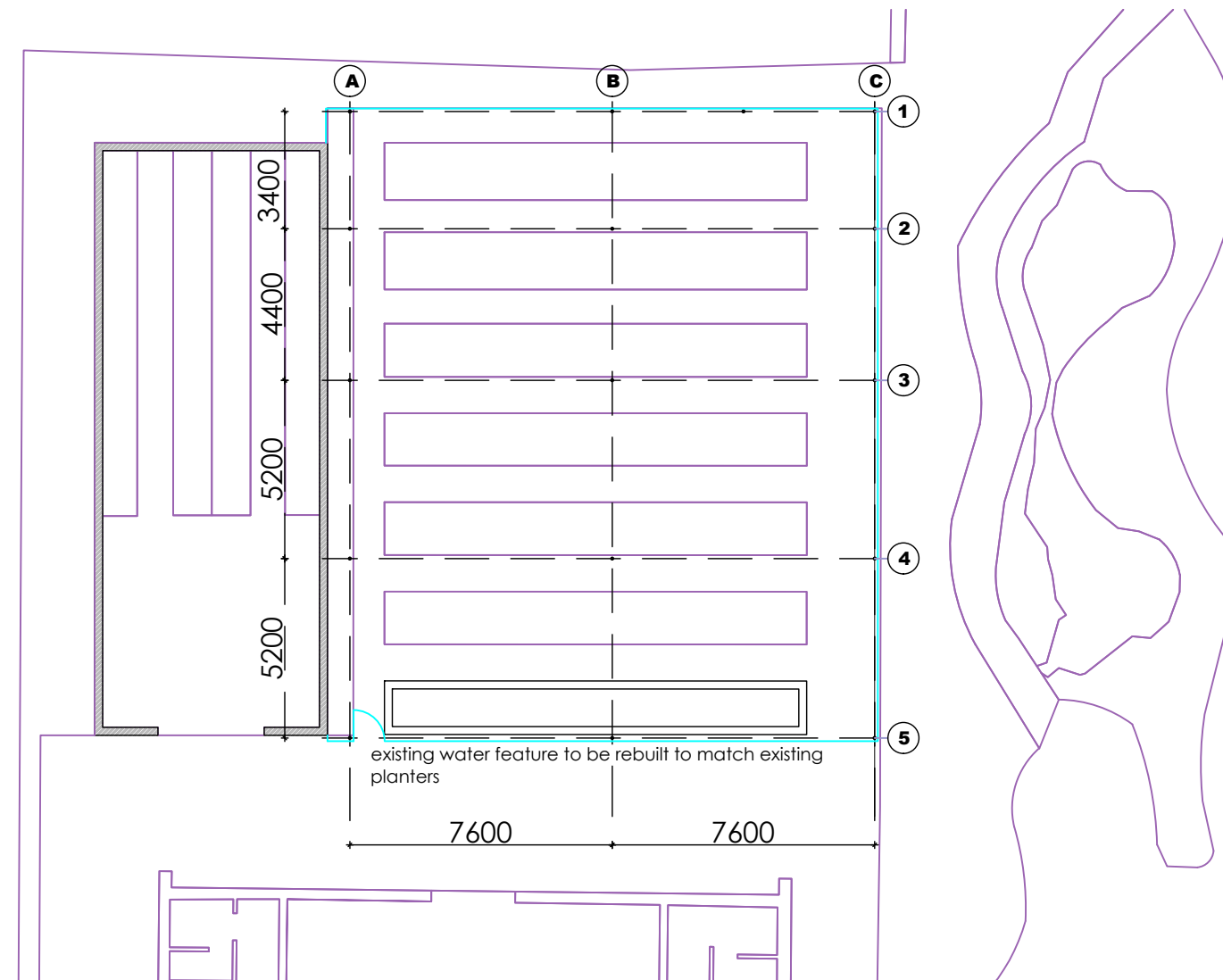
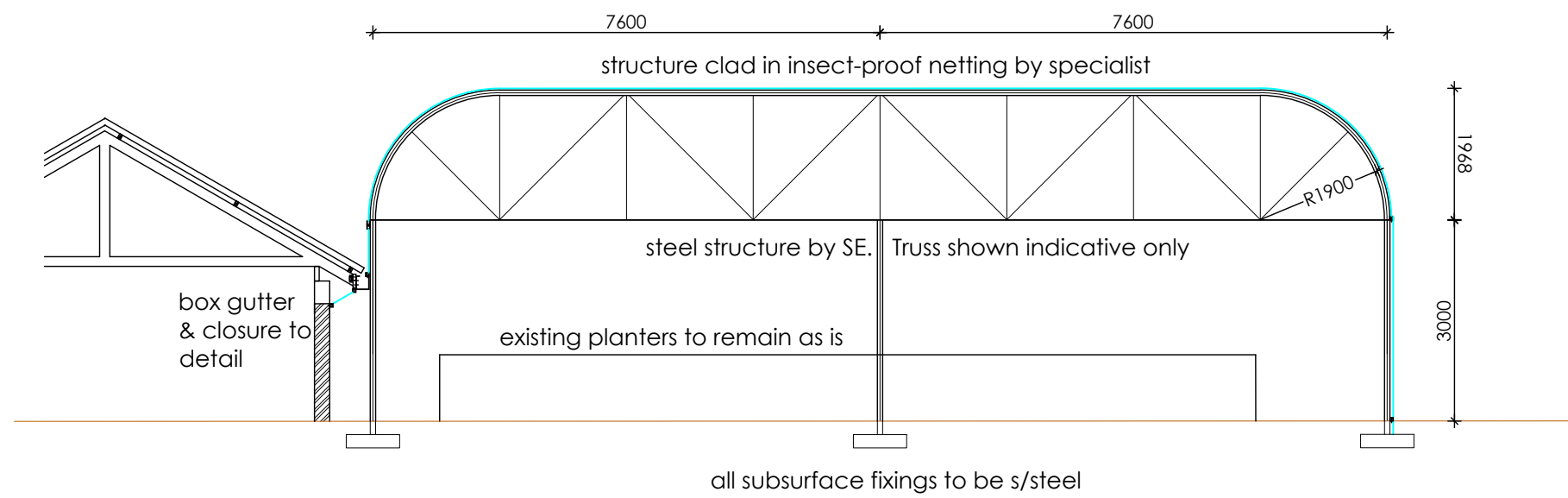
2304/2

REV NO:

0

DWG NO:

2304-SK01



oxalis house

SCALE 1:200 & 1:100

hb

ARCHITECTS

tinktinkie street  
stellenbosch  
7600

© 083 658 2640

hb architect [pty] ltd  
reg no 2017 / 103 456 / 07

**NOTES:**

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. PREFERENCE ALWAYS TO BE GIVEN TO WRITTEN DIMENSIONS OVER SCALED. ALL WORK CARRIED OUT IN ACCORDANCE WITH MUNICIPAL AND / OR NATIONAL BUILDING REGULATIONS. THE DESIGN IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL FOUNDATIONS TO BE LAID ON SOLID GROUND. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

**DWG NAME:** OXALIS HOUSE

**PROJECT:** botanical gardens  
new projects

**CLIENT:** stellenbosch university

**DRAWN:** seh **SCALE:** 1/200 **DATE:** 2023 -04 19

**JOB NO:**

**2304/2**

**REV NO:**

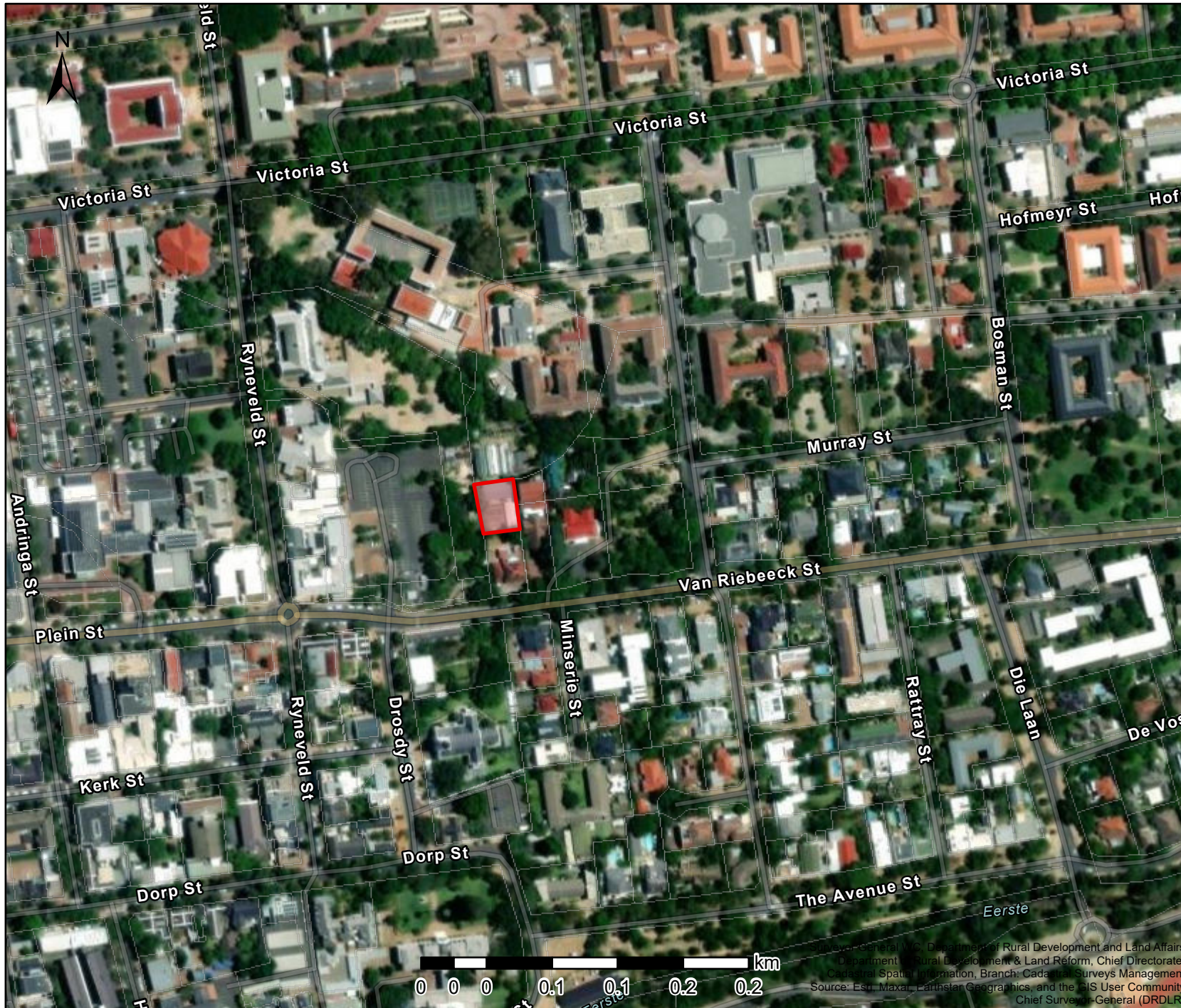
0

**DWG NO:**

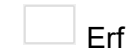
2304-SK02



# Erf 3984 Stellenbosch



## Legend



Map Center: Lon: 18°51'54.7"E  
Lat: 33°56'10.5"S

Scale: 1:4,451

Date created: 2023/06/09



Western Cape  
Government  
FOR YOU

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Chief Surveyor-General (DRDLR)

Our Reference: Erf 3984, Stellenbosch

19 September 2023

Per e-mail: [Landuse.Applications@stellenbosch.gov.za](mailto:Landuse.Applications@stellenbosch.gov.za)

ATTENTION: MR. R. FOoy






Dear Sir

**ERF 3984, VAN RIEBEECK STREET, STELLENBOSCH: PERMANENT DEPARTURES FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME & PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME**

Erf 3984, Stellenbosch forms part of the Stellenbosch Botanical Gardens and is situated in the Urban and Rural Conservation Overlay Zone. It is proposed to replace the existing shade net structure over the existing bonsai garden with a more stable and permanent structure. This new structure will encroach the common boundary building lines and a departure application is required. The University of Stellenbosch accordingly appointed I.C.@Plan to submit the following application on their behalf:

- I. a **Permanent Departure** in terms of Section 15.(2)(b) of the Stellenbosch Municipality: Land Use Planning By-Law for the relaxation of the 5m building line (adjoining Erven 1842 & 9045, Stellenbosch) to  $\pm 0.3\text{m}$  to allow a new roof structure over the bonsai gardens; &
- II. **Permission/Council's consent required** in terms of Section 15.(2)(g) of the Stellenbosch Municipality: Land Use Planning By-Law to allow the new roof structure over the bonsai gardens within the Urban and Rural Conservation Overlay Zone.

Attached herewith please find the following documentation:

-  Motivation
-  Municipal application form
-  Power of attorney and company resolution
-  Copy of title deed
-  Plans: locality plan and departure plan.

We trust that you will find the above in order.

Yours faithfully



A.C. van Zyl



## 1. PROPERTY DETAILS



Figure 1: Locality

Property Description	Erf 3984, Stellenbosch
Address	Van Riebeeck Street, Stellenbosch
Extent	846m <sup>2</sup>
Title Deed No	T24290/1964
Restrictive Title Conditions	None
Registered Owner	University of Stellenbosch
Applicant	I.C.@Plan Town Planners
Zoning	Education Zone
Proposed Use	Botanical Garden with related uses.

Table 1: Property information

## 2. BACKGROUND & MOTIVATION

The history of the Stellenbosch Botanical Gardens dates back to 1902. It was established at its current location in 1921 and spreads over numerous erven – owned by the University of Stellenbosch. Erf 3984 (here after referred to as ‘the property’) is situated on the western side of the gardens and contains the existing bonsai garden, propagation nursery, conservation and research bench, office and laboratories.

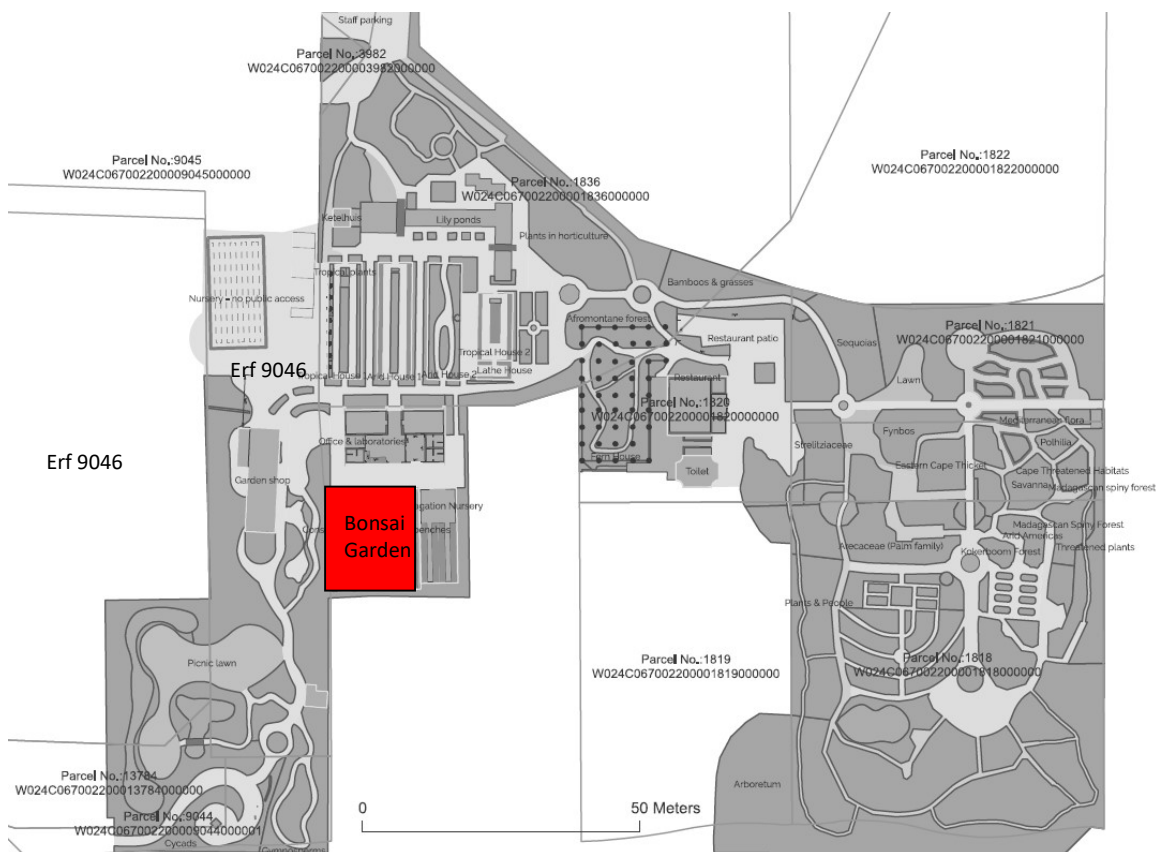


Figure 2: Location of the proposed agricultural tunnel in relation to the Stellenbosch Botanical Gardens

The roof over the existing bonsai garden does not provide sufficient protection, and the botanical gardens accordingly wish to replace the existing shade net structure. The bonsai garden area currently encroaches over the building lines and the new structure will accordingly require an application for a building line relaxation. The Stellenbosch University has accordingly appointed I.C.@Plan to submit the necessary application to give effect to the above and the Resolution and Power of Attorney are attached herewith.

The building line encroachment can further be motivated as follow:

- a. The application proposes the replacement of an existing structure with a new and more efficient structure.

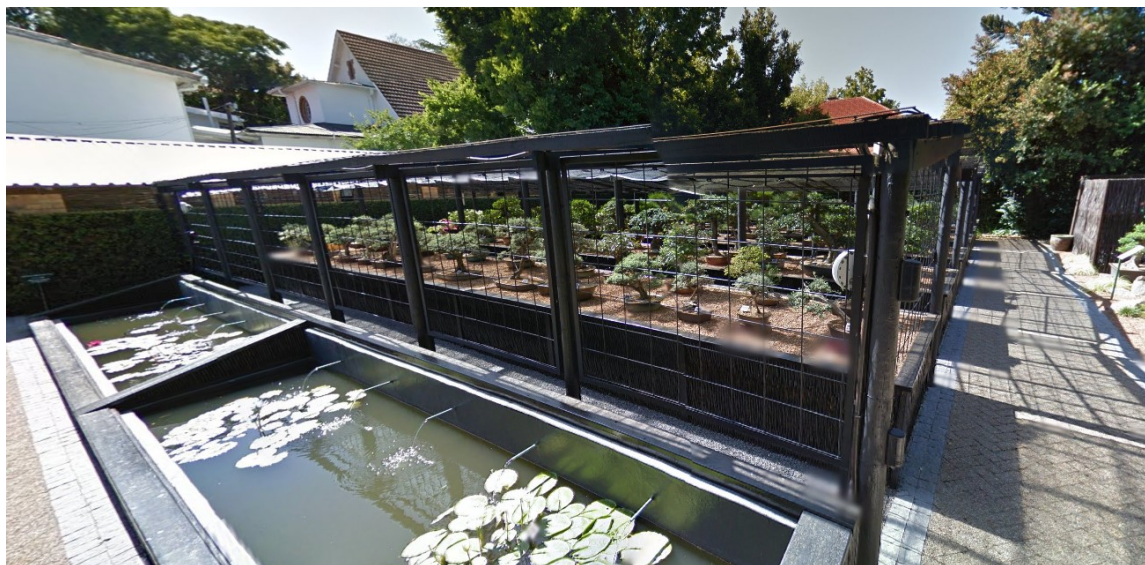


Figure 3: View of existing structure

- b. The structure will encroach along two boundaries. The western common boundary encroachment will be along Erf 9045 which is owned by the University of Stellenbosch and which forms part of the botanical garden. This encroachment will accordingly not have any impact.
- c. The southern common boundary encroachment will be along Erf 1842 which is currently use as a business premises (optometrist consulting rooms). The proposed structure is an improvement on the existing structure and the use of the area will not change. It will therefore not have any additional impact on the adjoining property owners or their rights.
- d. The property is situated mid-block and is surrounded by the botanical gardens and a parking area. The proposed structure is therefore not visible from any public street. The proposal will therefore have no impact on the streetscape or deviate from the intensions of the URCOZ.
- e. The proposed height of the tunnel is estimated at  $\pm 5\text{m}$  and it will not protrude above the existing structures. It furthermore adheres to the prescribed URCOZ height restriction.
- f. The upgrade of the roofing over the bonsai garden will be complimentary to the existing rights. No additional GLA is therefore proposed and there will accordingly be no additional traffic impact or impact on the engineering services.



### 3. Spatial Planning Land Use Management Act (Act16 of 2013) (SPLUMA) & Western Cape Land Use Planning Act(Act 3 of 2014) (LUPA)

Section 7 of SPLUMA and Section 59 of LUPA prescribes five development/planning principles which should be considered when evaluating a development proposal. This include the following:

- ④ **Spatial Justice** focusses on redressing spatial imbalances by improving access to and use of land with particular focus on access to those who were previously excluded.

Seeing that the proposal is for a small-scale application which will allow the extension of the facilities at the Stellenbosch Botanical Gardens, it does not provide the opportunity to address spatial justice.

- ④ **Spatial Sustainability** refers to the protection of valuable agricultural and environmental sensitive land. Spatial sustainability also refers to the prevention of urban sprawl and the consideration of current and future costs of infrastructure.

No valuable agricultural land or sensitive environmental land are impacted upon with the proposal. The proposed addition was furthermore designed to accommodate the existing vegetation in the botanical garden and will therefore not impact thereon. The use is in line with the provisions of the zoning scheme and comprise of infill development.

- ④ **Spatial Efficiency** dictate the optimum use of existing resources and infrastructure. It also requires the minimalization of negative impacts in terms of financial, economic and environmental impacts. It furthermore supports development where the quality and functionality of the public spatial environment is promoted.

The proposed addition was carefully considered and designed to take into account the existing structures and the surrounding vegetation. The proposal addresses existing rights and will therefore make use of the existing resources and infrastructure in the area. The proposal will allow the Stellenbosch Botanical Gardens to provide a better quality and a more functional environment which will benefit the general public. It is therefore clear that the development upholds the principle of spatial efficiency as it reflects the optimum use of land.

- ④ **Spatial resilience and good administration** addresses issues which relate more to larger scale developments and the impact thereof. These two principles are therefore not applicable to this specific application.

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#### 4. CONCLUSION

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From the above it is clear that the location of the proposed roof structure was informed by the existing context and positioning of uses and structures, infrastructure (e.g., walkways) and the existing historical vegetation within the gardens. Most of the surrounding properties form part of the botanical gardens and are owned by the University of Stellenbosch. As the use of the area will not change, the proposal will not impact negatively on any external parties/owners. The addition will furthermore add value to the existing infrastructure within the gardens and will provide the Stellenbosch Botanical Gardens with the opportunity to provide a better and more efficient service to the general public. In light of the above it is requested that Council favorably consider the proposal.

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## PLANNING & ECONOMIC DEVELOPMENT: PLANNING

<b>DATE:</b>	2023-10-16	<b>DOCUMENT NO:</b>	757663
<b>ERF / FARM NO:</b>	3984	<b>CREATED BY:</b>	Nicole Katts
<b>LOCALITY:</b>	Van Riebeeck Street , STELLENBOSCH	<b>APPLICATION NO:</b>	LU/16274
<b>OWNER'S NAME:</b>	Stellenbosch University	<b>APPLICATION VAT NO:</b>	492011895
<b>ADDRESS:</b>	Private Bag X1 Matieland Stellenbosch 7602	<b>VAT NO:</b>	4700102181
		<b>APPLICANT:</b>	Cornelia van Zyl - IC@Plan
		<b>TEL NO:</b>	0829787151

[illegible]

VAT INCLUDED @ 15%	678.26
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**CALCULATED BY**

NAME: Nicole Kottler  
SIGNATURE

FILE NR: E 3984 S

JULY ANUALLY

SCAN NR:

COLLABORATOR NR:

VERIFIED BY

NAME:

SIGNATURE

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES

DATE: 16.10.2023.

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE  
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH  
MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR  
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

DATE:

**BANKING DETAILS FOR EFT PAYMENT:**

ACCOUNT HOLDER: Stellenbosch Municipality  
BANK: First National Bank (FNB)  
ACCOUNT NUMBER: 62869253684  
BRANCH CODE: 210554  
REFERENCE: LU/ and ERF/FARM

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00

0

Receipt Number: 247107



**Enquiries**

Nicole Katts

**Phone Number**

**E-mail**

Nicole.Katts@stellenbosch.gov.za

**BTW/VAT Invoice No:** 14607

**Invoice VAT Reference:** 4700102181

**Name:** Cornelia van Zyl

**Invoice Date:** 2023/10/16

**Reference No:** TP513/2023

**Payment Due Date:** 2023/11/15

**Client Street address:** Private Bag X1 Matieland,  
Stellenbosch Cape Town Western Cape South Africa 7602

**Municipality street address:** PLEIN STREET  
STELLENBOSCH STELLENBOSCH Western Cape 7600

**Client Postal address:** Private Bag X1 Matieland,  
Stellenbosch Cape Town Western Cape South Africa 7602

**Municipality postal address:** PLEIN STREET  
STELLENBOSCH STELLENBOSCH Western Cape 7600

**Client VAT No:** 492011895

**Town Planning Application Fees**

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use ito Zoning	1	2 600.00	Per application per property	2 600.00
20220630081392	Departure applications including but not limited to building lines, coverage, height, bulk, parking.	1	2 600.00	Per application per property	2 600.00
Total Excl VAT					4 521.74
VAT					678.26
<b>Invoice Total</b>					<b>5 200.00</b>

\*VAT Exempt

**Created By:** Petersen, Nicole

**Signature:** \_\_\_\_\_

**Verified By:** Petersen, Nicole

**Signature:** \_\_\_\_\_

**Please note** that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

**Bank Details:** First National Bank Acc# 62869253684 Branch Code 250655

**Please use the following as reference number:** TP513/2023

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.





## Nicole Katts

---

**From:** Sharise De Klerk  
**Sent:** Wednesday, 14 February 2024 14:10  
**To:** Nicole Katts  
**Subject:** RE: RECEIPT NUMBER FOR TP513/2023

24/01/2024 1000247107      STELLENBOSCH      UNIVERSITY STELLENBOSCH      5200.00

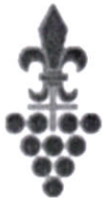
---

**From:** Nicole Katts <Nicole.Katts@ Stellenbosch.gov.za>  
**Sent:** Wednesday, February 14, 2024 12:57 PM  
**To:** Sharise De Klerk <Sharise.Deklerk@ Stellenbosch.gov.za>  
**Subject:** RECEIPT NUMBER FOR TP513/2023

Hi Sharise

Is daar dalk al 'n receipt nommer vir TP513/2023?

Byvoorbaat dank,



*Kind regards / Vriendelike Groete*

**Nicole Katts**

Administrative Officer

Development Management

**Planning & Economic Development**

---

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

[http://www.stellenbosch.gov.za/main\\_pages/disclaimerpage.htm](http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm)

Payee    STELLENBOSCH MUNISIPALITEIT

Payment Date    2024/01/24

Status    Cleared

Accounting Status    Unaccounted

Reconciled    Yes

Type    Payment Process Request

Payment Amount

Withheld Amount

Business Unit    US1 S

Legal Entity    Stellen

Stop Date

Void Date

Attachments    None

History    Conversion    Other

Select and Add        Detach    ?

Invoice

Payment (ZAR)

Payment Reason    Payme

Number	Type	Due Date	Discount	Amount	Payme
14512	Standard	2023/10/22	0,00	5 200,00	
			0,00	5 200,00	

## Nicole Katts

---

**From:** Ciska <ciska@icaplan.co.za>  
**Sent:** Thursday, 25 January 2024 12:48  
**To:** Nicole Katts  
**Cc:** Bulelwa Mdoda  
**Subject:** [EX] FW: 3391\_77\_New Bonsai House 2023P: Building Line departure Applications at the Botanical Gardens

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good day Nicole

Please see Proof of Payment below

Thank you

Kind Regards/Vriendelike Groete,

Ciska Smit



Unit 2A Crossfire House, 25 De Beers Avenue, Paardevlei  
Somerset West, 7130

---

**From:** Cerf, SC, Mnr [schonellcerf@sun.ac.za] <schonellcerf@sun.ac.za>  
**Sent:** 25 January 2024 10:39 AM  
**To:** Cornelia van Zyl <cornelia@icaplan.co.za>; Nell, Marita [gis@sun.ac.za] <gis@sun.ac.za>; Guillaume Cillié <guillaume@caqs.co.za>; Michaels, ES, Mev [esm@sun.ac.za] <esm@sun.ac.za>  
**Cc:** Ciska <ciska@icaplan.co.za>; Stuart Hermansen <stuart@hermansen.co.za>  
**Subject:** RE: 3391\_77\_New Bonsai House 2023P: Building Line departure Applications at the Botanical Gardens

Hi Cornelia

Hiermee bewys van betaling...hoop hierdie gaan help om versoening te bespoedig.




Payment: 38093 ?

Payee	STELLENBOSCH MUNISIPALITEIT
Payment Date	2024/01/24
Status	Cleared
Accounting Status	Unaccounted
Reconciled	Yes
Type	Payment Process Request

Payment Details **Paid Invoices** History Conversion Other

View ▾  Reverse Select and Add  Detach ?

Invoice				Payment (ZAR)	
Business Unit	Number	Type	Due Date	Discount	
 US1 Stellenbosch Univer...	14512	Standard	2023/10/22	0,00	4
				0,00	5

Schonell Cerf

Senior Project Manager : Project Management | Senior Projekbestuurder : Projekbestuur  
Facilities Management | Fasiliteitsbestuur  
021 808 9168 | 072 129 3224  
2nd Floor, Facilities Management Building, Hammanshand Road | 2de Vloer, Fasiliteitsbestuur Gebou  
Stellenbosch Campus | Stellenbosch Kampus | South Africa | Suid-Afrika

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**From:** Cerf, SC, Mnr [[schonellcerf@sun.ac.za](mailto:schonellcerf@sun.ac.za)] <[schonellcerf@sun.ac.za](mailto:schonellcerf@sun.ac.za)>  
**Sent:** Wednesday, January 24, 2024 10:35 AM  
**To:** Cornelia van Zyl <[cornelia@icaplan.co.za](mailto:cornelia@icaplan.co.za)>; Nell, Marita [[gis@sun.ac.za](mailto:gis@sun.ac.za)] <[gis@sun.ac.za](mailto:gis@sun.ac.za)>; Guillaume Cillie <[guillaume@caqs.co.za](mailto:guillaume@caqs.co.za)>; Michaels, ES, Mev [[esm@sun.ac.za](mailto:esm@sun.ac.za)] <[esm@sun.ac.za](mailto:esm@sun.ac.za)>

**Cc:** Ciska <ciska@icaplan.co.za>; Stuart Hermansen <stuart@hermansen.co.za>

**Subject:** RE: 3391\_77\_New Bonsai House 2023P: Building Line departure Applications at the Botanical Gardens

Beste Cornelia

Daar was 'n groot "balls up" betaling het na verkeerde "vendor" gegaan.

Regte betaling is gister geproseseer...ons wag nou op terugvoer rakende die bewys van betaling.

Stuur sodra ek dit het.

Groete

Schonell Cerf

Senior Project Manager : Project Management | Senior Projekbestuurder : Projekbestuur

Facilities Management | Fasiliteitsbestuur

021 808 9168 | 072 129 3224

2nd Floor, Facilities Management Building, Hammanshand Road | 2de Vloer, Fasiliteitsbestuur Gebou

Stellenbosch Campus | Stellenbosch Kampus | South Africa | Suid-Afrika

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**Stellenbosch**

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UNIVERSITEIT

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**From:** Cornelia van Zyl <cornelia@icaplan.co.za>

**Sent:** Wednesday, January 24, 2024 10:10 AM

**To:** Nell, Marita [gis@sun.ac.za] <gis@sun.ac.za>; Guillaume Cillié <guillaume@caqs.co.za>; Cerf, SC, Mnr [schonellcerf@sun.ac.za] <schonellcerf@sun.ac.za>; Michaels, ES, Mev [esm@sun.ac.za] <esm@sun.ac.za>

**Cc:** Ciska <ciska@icaplan.co.za>; Stuart Hermansen <stuart@hermansen.co.za>

**Subject:** RE: 3391\_77\_New Bonsai House 2023P: Building Line departure Applications at the Botanical Gardens

CAUTION: This email originated from outside the Stellenbosch University network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Goeie môre Marita,

Het julle dalk al enige terugvoer oor die bewys van betaling?

Kind Regards/Vriendelike Groete,

**Cornelia van Zyl**

Partner



I.C.@PLAN  
Town Planners

Unit 2A Crossfire House, 25 De Beers Avenue, Paardevelei  
Somerset West, 7130

Cellphone: 082 978 7151

Facsimile: +27 866140447

| Website: [www.icaplan.co.za](http://www.icaplan.co.za)

**IMPORTANT NOTICE:**

Due to the risk of email-related fraud, it is crucial that you telephonically confirm our banking details prior to making any payment to us. Also note that we have not changed our bank account details.

**From:** Nell, Marita [[gis@sun.ac.za](mailto:gis@sun.ac.za)] <[gis@sun.ac.za](mailto:gis@sun.ac.za)>

**Sent:** Thursday, January 18, 2024 10:11 AM

**To:** Guillaume Cillié <[guillaume@caqs.co.za](mailto:guillaume@caqs.co.za)>; Cerf, SC, Mnr [[schonellcerf@sun.ac.za](mailto:schonellcerf@sun.ac.za)] <[schonellcerf@sun.ac.za](mailto:schonellcerf@sun.ac.za)>;  
Michaels, ES, Mev [[esm@sun.ac.za](mailto:esm@sun.ac.za)] <[esm@sun.ac.za](mailto:esm@sun.ac.za)>

**Cc:** Ciska <[ciska@icaplan.co.za](mailto:ciska@icaplan.co.za)>; Cornelia van Zyl <[cornelia@icaplan.co.za](mailto:cornelia@icaplan.co.za)>; Stuart Hermansen  
<[stuart@hermansen.co.za](mailto:stuart@hermansen.co.za)>

**Subject:** RE:3391\_77\_New Bonsai House 2023P: Building Line departure Applications at the Botanical Gardens

**Importance:** High

Hi Libby,

Kan jy asb dringend 'n POP aanvra vir die betaling

Erf 3984 Stb / Oxalis House	TP513/2023	The Municipal system still shows that the application fees are outst submission of the attached. Can you perhaps get a bank generated seems like the payment was loaded for 27 November 2023)
-----------------------------	------------	---

Schonell, kan jy asb die KP verskaf

**Marita Nell** B.Arch Pg.Dip Arch | Mphil Environmental Management | SACAP Prof Architect 6311

Senior Planner | Senior Beplanner

Development Planning and Design | Ontwikkelingsbeplanning en Ontwerp

Office number: +27 21 808 4652 | Cell number: +27 82 508 7740

Room 2008, Facilities Management Building, Hammanstrand Street

Stellenbosch Campus | Stellenbosch Kampus | South Africa | Suid-Afrika

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Stellenbosch

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**From:** Cornelia van Zyl <[cornelia@icaplan.co.za](mailto:cornelia@icaplan.co.za)>

**Sent:** Wednesday, January 17, 2024 8:59 AM

**To:** Guillaume Cillié <[guillaume@caqs.co.za](mailto:guillaume@caqs.co.za)>; Nell, Marita [[gis@sun.ac.za](mailto:gis@sun.ac.za)] <[gis@sun.ac.za](mailto:gis@sun.ac.za)>; Cerf, SC, Mnr



[schonellcerf@sun.ac.za] <schonellcerf@sun.ac.za>; Stuart Hermansen <stuart@hermansen.co.za>

Cc: Ciska <ciska@icaplan.co.za>

Subject: Applications at the Botanical Gardens

CAUTION: This email originated from outside the Stellenbosch University network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Everyone,

Hope that you had a blessed and peaceful festive season and that 2024 will be a prosperous year for all.

Herewith feedback on the two applications:

Erf 3984 Stb / Oxalis House	TP513/2023	The Municipal system still shows that the application fees are outst submission of the attached. Can you perhaps get a bank generated seems like the payment was loaded for 27 November 2023)
Erf 9045 Stb / Agri Tunnel	TP490/2023	The application is with the municipal planner for first assessment. v regularly to assist in fast tracking the application.

Kind Regards/Vriendelike Groete,

Cornelia van Zyl

Partner



Unit 2A Crossfire House, 25 De Beers Avenue, Paardevlei

Somerset West, 7130

Cellphone: 082 978 7151

Facsimile: +27 866140447

| Website: [www.icaplan.co.za](http://www.icaplan.co.za)

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Die integriteit en vertroulikheid van hierdie e-pos word deur die volgende bepalinge bereël. [Vrywaringsklousule](#)



# STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

March 2022

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

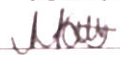
TP513/2023

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	20/09/2023
Erf No	3984	Town		Suburb	Stellenbosch
Farm No		Farm Portion		Nearest Town	
Owner / Applicant	Cornelia Van Zyl (IC@Plan CC t/a IC@Plan		Contact number	082 978 7151	
Email address	cornelia@icatplan.co.za				
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION			ADMIN TO VERIFY <sup>1</sup>		PLANNER TO EVALUATE <sup>2</sup>
			YES	NO	
1. Completed application form that is signed			✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution			✓		✓
3. Bondholders' consent					
4. Proof that applicant is authorized to act on behalf of an entity					
5. Proof of ownership or rights held in land					
6. Motivation based on criteria in s65			✓		✓
7. SG diagram or General Plan					
8. Locality plan			✓		✓
9. Site development plan or plan showing the land development			✓		✓
10. Subdivision plan					
11. Permission for required servitude					
12. Title Deed			✓		✓
13. Conveyancer's certificate					
14. Feedback on Pre-application scrutiny					

<sup>1</sup> Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

<sup>2</sup> Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.



15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
<b>INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION</b>	<b>ADMIN TO VERIFY</b>	<b>PLANNER TO EVALUATE</b>	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, <b>TIA</b> , TIS, MHIA, EA/ROD			
24. Services report (Engineers report)			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
<b>VERIFIED &amp; SIGNED BY ADMIN</b>	NAME Nicole Katts	SIGNATURE 	DATE 27/09/2023
Outstanding information (to be completed by Planner):		received 03/10/2023	
None			
Applications to be invoiced (to be completed by Planner):			
Consent Use & Departure			
<b>EVALUATED &amp; SIGNED BY PLANNER</b>	NAME Nopinki Dafeti	SIGNATURE ND	DATE 16/10/2023
<b>NOTES:</b> 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].			



# STELLENBOSCH

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## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

[www.stellenbosch.gov.za/planning-portal/](http://www.stellenbosch.gov.za/planning-portal/)

FOR ENQUIRIES CONTACT [landuse.enquiries@stellenbosch.gov.za](mailto:landuse.enquiries@stellenbosch.gov.za) or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE

**Town Planning Application Management System (TPAMS)**

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

**NOTE:** In terms of section 69 of the Bylaw on Municipal Land Use Planning 2023 the Municipality may categorise applications for consideration by either an authorised employee or the Municipal Planning Tribunal (Categorisation Model for Decision-making July 2023). These land use applications are subject to prescribed administrative and public participation processes and depending on the type of application, *Land Use Application Form A or Form B* must be completed. *Land Use Application Form B* can be used if the application ONLY comprises of a permanent departure. If any other type of application is also required, *Land Use Application Form A* must be completed. *Land Use Application Form C* must be used if the application comprises of an application for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed.

### LAND USE PLANNING APPLICATION FORM A

Section 15 of the Municipal Bylaw on Land Use Planning 2023 and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

#### PART A: APPLICANT DETAILS

First name(s)	Cornelia
Surname	Van Zyl
Company name (if applicable)	ICatPlan CC t/a IC@Plan
Postal Address	Postnet Suite 176, Private Bag X15, Somerset West, 7129
Email Address	<a href="mailto:cornelia@icatplan.co.za">cornelia@icatplan.co.za</a>
Contact Number(s)	082 978 7151

#### PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	University of Stellenbosch
E-mail Address	<a href="mailto:stuart@hermansen.co.za">stuart@hermansen.co.za</a>
Contact Number	083 658 1640

#### PART C: PROPERTY DETAILS (in accordance with title deed)

Erf No	3984	Suburb		Town	Stellenbosch
Farm no		Farm Portion		Nearest Town	



Physical or Street Address	Van Riebeeck Street	Property / Business / Farm known as	
Current Zoning	Education Zone		
Additional or Consent Uses	Unknown		
Current activities	Botanical gardens (bonsai garden, propagation nursery, conservation and research bench, office and laboratories)		
Property Size / Extent	846m <sup>2</sup>	Are there existing buildings?	<u>Y</u> N
Title Deed number	T24290/1964		
Any restrictions to Conveyance's Certificate?	<u>Y</u>	<u>N</u>	If yes, list condition(s) as per certificate.
Are the restrictive conditions in favour of a third party?	<u>Y</u>	<u>N</u>	If yes, list the party(ies).
Is the property owned by Council?	<u>Y</u>	<u>N</u>	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority
Is the building located within the historical core?	<u>Y</u>	<u>N</u>	Is the building older than 60 years? <u>Y</u> <u>N</u>
			Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup> <u>Y</u> <u>N</u>
			If yes, indicate which section are triggered and attach relevant permit.
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<u>Y</u>	<u>N</u>	If yes, is this application to legalise the building / land use? <sup>2</sup> <u>Y</u> <u>N</u>
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<u>Y</u>	<u>N</u>	Are there any land claim(s) registered on the subject property(ies)? <u>Y</u> <u>N</u>

**PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY**

Has there been any pre-application consultation?	<u>Y</u>	<u>N</u>	If yes, attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	<u>Y</u>	<u>N</u>	If yes, attach the written feedback received.

*The submission of a pre-application scrutiny form to [Landuse.Applications@ Stellenbosch.gov.za](mailto:Landuse.Applications@ Stellenbosch.gov.za) is compulsory for the following type of applications\* and written feedback must be attached to the land use planning application form: rezoning, subdivision and consolidation of land, removal, suspension or amendment of restrictive title deed conditions, the amendment, deletion, or imposition of conditions of approval and the cancellation of an approved subdivision plan.*

<sup>1</sup> All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

<sup>2</sup> No application may be submitted to legalise unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law



PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES	
APPLICATIONS IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023	
Type of application	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	X
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	X
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	
15(2)(p) to disestablish a homeowners' association	
15(2)(q) to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services	
15(2)(r) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
OTHER APPLICATIONS	
Deviation from Council Policies/By-laws	
Consent / Permission required in terms of a title deed (includes where permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)	
DETAILS FOR INVOICE	
Name & Surname (party responsible for payment)	Chief Operating Officer Stellenbosch University Facilities Management: Project Management
Postal Address	Private Bag X1 Matieland STELLENBOSCH 7602
Vat Number (where applicable)	492011895
<p>1. Application fees are per the Council Approved Tariffs. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and <u>with proof submitted together</u> with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: <a href="mailto:Indigent.office@ Stellenbosch.gov.za">Indigent.office@ Stellenbosch.gov.za</a> or 021 808 8501 or 021 808 8579</p> <p>3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>	
BANKING DETAILS	
Account Holder Name:	Stellenbosch Municipality



Bank: FIRST NATIONAL BANK (FNB)  
 Branch no.: 210554  
 Account no.: 62869253684  
 Payment reference: LU/\_\_\_\_\_ and ERF/FARM \_\_\_\_\_

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

#### PART F: DETAILS OF PROPOSAL (Brief description of intent of development)

- I. a **Permanent Departure** in terms of Section 15.(2)(b) of the Stellenbosch Municipality: Land Use Planning By-Law for the relaxation of the 5m building line (adjoining Erven 1842 & 9045, Stellenbosch) to  $\pm 0.3\text{m}$  to allow a new roof structure over the bonsai gardens; &
- II. **Permission/Council's consent required** in terms of Section 15.(2)(g) of the Stellenbosch Municipality: Land Use Planning By-Law to allow the new roof structure over the bonsai gardens within the Urban and Rural Conservation Overlay Zone.

Name and Date of design guidelines (if applicable)						
		Adjoining erf number				
<b>Building line encroachment</b>	Street		From	m	To	m
	Street		From	m	To	m
	<b>Side</b>	<b>1842 &amp; 9045</b>	<b>From</b>	<b>5m</b>	<b>To</b>	<b>0.3m</b>
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage / footprint			From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			From		To	
Exceeding height restriction			From	m	To	m
Exceeding maximum storey height			From	m	To	m

#### PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

<u>Y</u>	N	Power of attorney / Owner's consent if applicant is not owner	Y	<u>N</u>	Proof of any other relevant right held in the land concerned
<u>Y</u>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	<u>N</u>	S.G. diagram / General plan extract (A4 or A3 only)
<u>Y</u>	N	Written motivation pertaining to the need and desirability of the proposal	<u>Y</u>	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale

<u>Y</u>	N	Locality plan (A4 or A3 only) to scale		Y	<u>N</u>	Proof of agreement or permission for required servitude	
Y	<u>N</u>	Proposed subdivision plan (A4 or A3 only) to scale		<u>Y</u>	N	Proof of registered ownership ( <b>Full copy of the title deed</b> )	
Y	<u>N</u>	Conveyancer's certificate		Y	<u>N</u>	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	<u>N/A</u>	Consolidation plan (A4 or A3 only) to scale	Y	N	<u>N/A</u>	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	<u>N/A</u>	Street name and numbering plan (A4 or A3 only) to scale	Y	N	<u>N/A</u>	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	<u>N/A</u>	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	<u>N/A</u>	Owners' Association consent
Y	N	<u>N/A</u>	Abutting owner's consent	Y	N	<u>N/A</u>	Services Report or indication of all municipal services / registered servitudes
Y	N	<u>N/A</u>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	<u>N/A</u>	Proof of failure of owner's association
Y	N	<u>N/A</u>	Copy of original approval and conditions of approval	Y	N	<u>N/A</u>	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	<u>N/A</u>	Proof of lawful use right	Y	N	<u>N/A</u>	Other (specify):
Y	N	<u>N/A</u>	Required number of documentation copies	Y	N	<u>N/A</u>	

**PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION**

Y	<u>N</u>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):		
			Y	<u>N/A</u>	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	<u>N/A</u>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	<u>N/A</u>	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)



Y	<u>N/A</u>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	<u>N/A</u>	National Water Act, 1998 (Act 36 of 1998)
Y	<u>N/A</u>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	<u>N/A</u>	Other (specify)
Y	<u>N/A</u>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	<u>N</u>	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.			

### SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:  Date: 19 September 2023

Full name: Anna Cornelia van Zyl

Professional capacity: Town Planning Consultant



UNIVERSITEIT • YUNIVESITHI • STELLENBOSCH • UNIVERSITY



TO WHOM IT MAY CONCERN

The University of Stellenbosch hereby authorizes [I.C.@Plan](mailto:I.C.@Plan) to submit an application on Erf 3984, Stellenbosch for a permanent departure and Council's consent, to allow the construction of a new roof over the Bonsai garden.

SIGNED AT STELLENBOSCH

THIS 17TH DAY OF AUGUST

2023.

On behalf of Stellenbosch University:

**Marita Nell**

**Senior Project Manager: Facilities Management**

ID: no. 6303170087086

Tel. no. 021 808 4630 or 082 508 7740

*saam vorentoe • masiye pbambili • forward together*



UNIVERSITEIT • iYUNIVESITHI • STELLENBOSCH • UNIVERSITY



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*saam vorentoe • masiye pbambili • forward together*





UNIVERSITEIT • IYUNIVESITHI • STELLENBOSCH • UNIVERSITY



## POWER OF ATTORNEY

I, the undersigned, Jacobus Adrian Engelbrecht, duly authorized by

### STELLENBOSCH UNIVERSITY

In my capacity as Director: Project Management, Facilities Management do hereby nominate, constitute and appoint:

**Magritha JP Nell: Senior Project Manager  
(ID No. 6303170087086)**

With power of substitution to be the University's lawful agent, and in its name, place and stead to sign all documentation on its behalf, required for Municipal Council Application in terms of the Building Plan Approval legislation applicable in the particular municipality or Province.

SIGNED AT **KUILSRIVIER** THIS **23** DAY OF **JULY** 2020.

On behalf of Stellenbosch University:

Japie Engelbrecht

Director: Project Management: Facilities Management

ID: no. 6008315049087.

Tel. no. 021 808 3918 or 083 607 8966

*saam voort toe • maviye phambili • forward together*

Faciliteitsbestuur | Facilities Management  
Privaat Sak X1, Private Bag X1, Matieland, 7602  
Tel: +27 21 808 3200 | Faks | Fax: +27 21 808 3200 | [www.sun.ac.za](http://www.sun.ac.za)



Our Reference: Erf 3984, Stellenbosch

19 September 2023

Per e-mail: [Landuse.Applications@stellenbosch.gov.za](mailto:Landuse.Applications@stellenbosch.gov.za)

ATTENTION: MR. R. FOOY

Dear Sir

**ERF 3984, VAN RIEBEECK STREET, STELLENBOSCH: PERMANENT DEPARTURES FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME & PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME**

Erf 3984, Stellenbosch forms part of the Stellenbosch Botanical Gardens and is situated in the Urban and Rural Conservation Overlay Zone. It is proposed to replace the existing shade net structure over the existing bonsai garden with a more stable and permanent structure. This new structure will encroach the common boundary building lines and a departure application is required. The University of Stellenbosch accordingly appointed I.C.@Plan to submit the following application on their behalf:

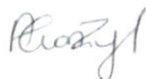
- I. a **Permanent Departure** in terms of Section 15.(2)(b) of the Stellenbosch Municipality: Land Use Planning By-Law for the relaxation of the 5m building line (adjoining Erven 1842 & 9045, Stellenbosch) to  $\pm 0.3\text{m}$  to allow a new roof structure over the bonsai gardens; &
- II. **Permission/Council's consent required** in terms of Section 15.(2)(g) of the Stellenbosch Municipality: Land Use Planning By-Law to allow the new roof structure over the bonsai gardens within the Urban and Rural Conservation Overlay Zone.

Attached herewith please find the following documentation:

- 📎 Motivation
- 📎 Municipal application form
- 📎 Power of attorney and company resolution
- 📎 Copy of title deed
- 📎 Plans: locality plan and departure plan.

We trust that you will find the above in order.

Yours faithfully



A.C. van Zyl

## 1. PROPERTY DETAILS

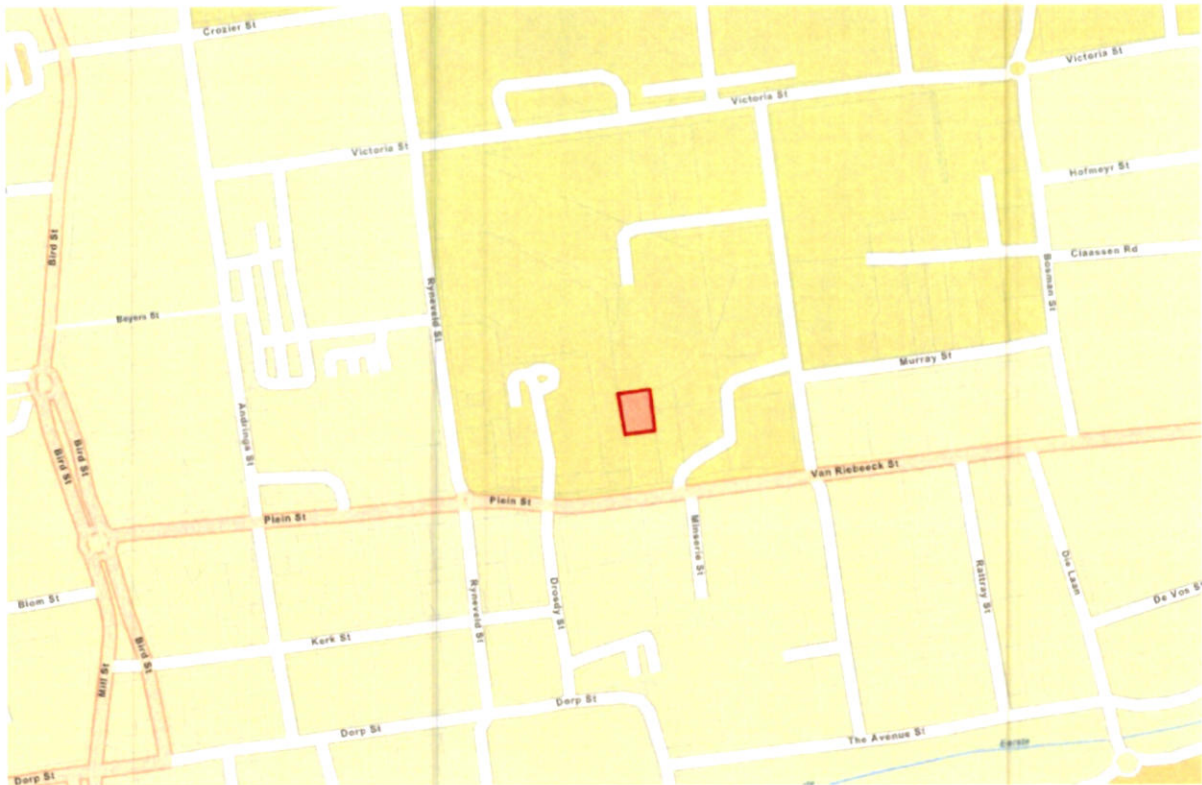


Figure 1: Locality

Property Description	Erf 3984, Stellenbosch
Address	Van Riebeeck Street, Stellenbosch
Extent	846m <sup>2</sup>
Title Deed No	T24290/1964
Restrictive Title Conditions	None
Registered Owner	University of Stellenbosch
Applicant	I.C.@Plan Town Planners
Zoning	Education Zone
Proposed Use	Botanical Garden with related uses.

Table 1: Property information





The building line encroachment can further be motivated as follow:

- a. The application proposes the replacement of an existing structure with a new and more efficient structure.



Figure 3: View of existing structure

- b. The structure will encroach along two boundaries. The western common boundary encroachment will be along Erf 9045 which is owned by the University of Stellenbosch and which forms part of the botanical garden. This encroachment will accordingly not have any impact.
- c. The southern common boundary encroachment will be along Erf 1842 which is currently use as a business premises (optometrist consulting rooms). The proposed structure is an improvement on the existing structure and the use of the area will not change. It will therefore not have any additional impact on the adjoining property owners or their rights.
- d. The property is situated mid-block and is surrounded by the botanical gardens and a parking area. The proposed structure is therefore not visible from any public street. The proposal will therefore have no impact on the streetscape or deviate from the intensions of the URCOZ.
- e. The proposed height of the tunnel is estimated at  $\pm 5\text{m}$  and it will not protrude above the existing structures. It furthermore adheres to the prescribed URCOZ height restriction.
- f. The upgrade of the roofing over the bonsai garden will be complimentary to the existing rights. No additional GLA is therefore proposed and there will accordingly be no additional traffic impact or impact on the engineering services.



### 3. Spatial Planning Land Use Management Act (Act 16 of 2013) (SPLUMA) & Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA)

Section 7 of SPLUMA and Section 59 of LUPA prescribes five development/planning principles which should be considered when evaluating a development proposal. This includes the following:

- **Spatial Justice** focusses on redressing spatial imbalances by improving access to and use of land with particular focus on access to those who were previously excluded.

Seeing that the proposal is for a small-scale application which will allow the extension of the facilities at the Stellenbosch Botanical Gardens, it does not provide the opportunity to address spatial justice.

- **Spatial Sustainability** refers to the protection of valuable agricultural and environmental sensitive land. Spatial sustainability also refers to the prevention of urban sprawl and the consideration of current and future costs of infrastructure.

No valuable agricultural land or sensitive environmental land are impacted upon with the proposal. The proposed addition was furthermore designed to accommodate the existing vegetation in the botanical garden and will therefore not impact thereon. The use is in line with the provisions of the zoning scheme and comprises of infill development.

- **Spatial Efficiency** dictate the optimum use of existing resources and infrastructure. It also requires the minimalization of negative impacts in terms of financial, economic and environmental impacts. It furthermore supports development where the quality and functionality of the public spatial environment is promoted.

The proposed addition was carefully considered and designed to take into account the existing structures and the surrounding vegetation. The proposal addresses existing rights and will therefore make use of the existing resources and infrastructure in the area. The proposal will allow the Stellenbosch Botanical Gardens to provide a better quality and a more functional environment which will benefit the general public. It is therefore clear that the development upholds the principle of spatial efficiency as it reflects the optimum use of land.

- **Spatial resilience and good administration** addresses issues which relate more to larger scale developments and the impact thereof. These two principles are therefore not applicable to this specific application.

#### 4. CONCLUSION

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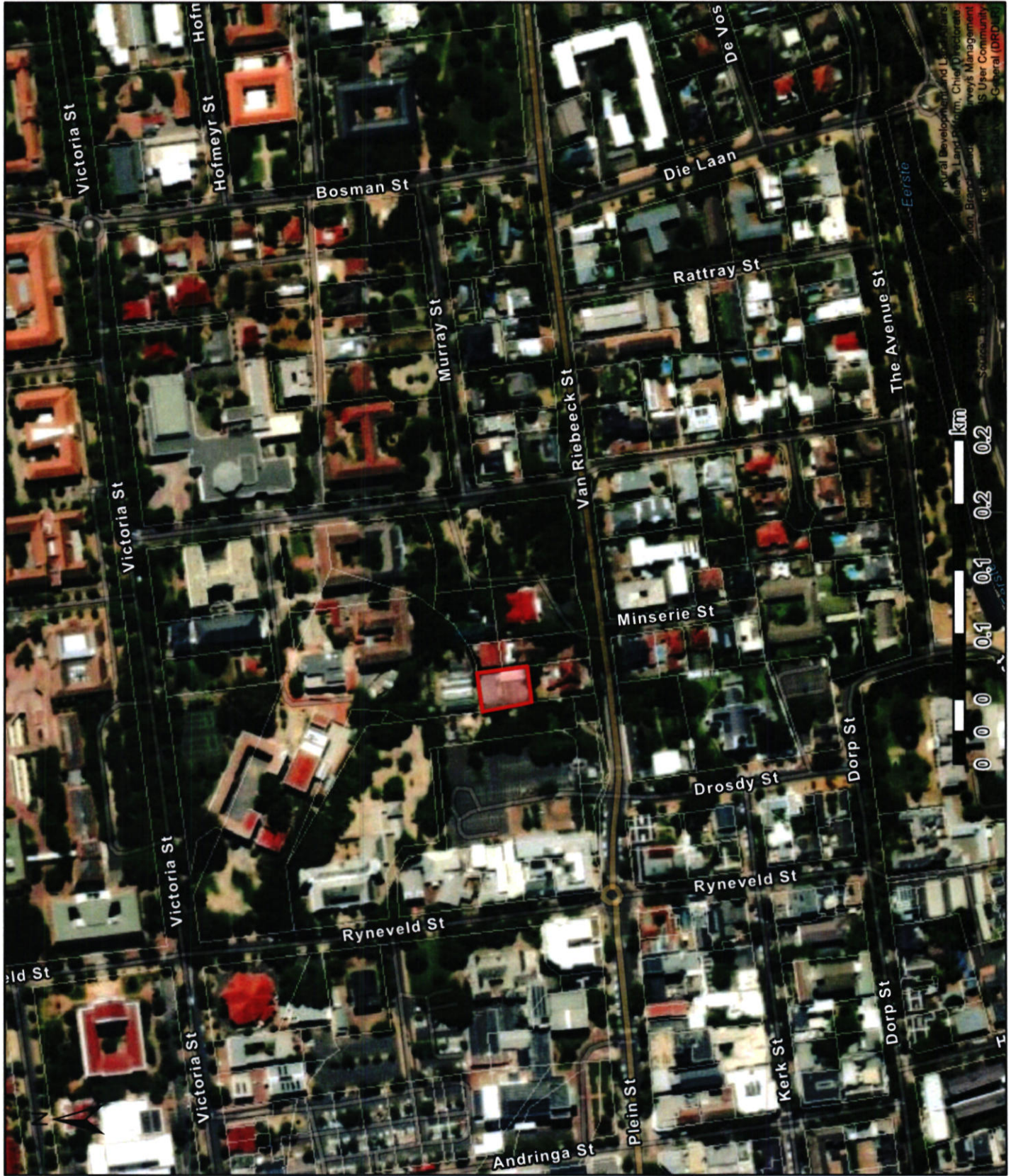
From the above it is clear that the location of the proposed roof structure was informed by the existing context and positioning of uses and structures, infrastructure (e.g., walkways) and the existing historical vegetation within the gardens. Most of the surrounding properties form part of the botanical gardens and are owned by the University of Stellenbosch. As the use of the area will not change, the proposal will not impact negatively on any external parties/owners. The addition will furthermore add value to the existing infrastructure within the gardens and will provide the Stellenbosch Botanical Gardens with the opportunity to provide a better and more efficient service to the general public. In light of the above it is requested that Council favorably consider the proposal.



# Erf 3984 Stellenbosch

## Legend

Erf



Map Center: Lon: 18°51'54.7"E  
Lat: 33°56'10.5"S

Scale: 1:4,451

Date created: 2023/06/09



Western Cape  
Government

FOR YOU

147  
NO. 24290.

65/

# Akte van Transport

TEN GUNSTE VAN

DIE UNIVERSITEIT VAN STELLENBOSCH.

Datum 24 November, 1964.

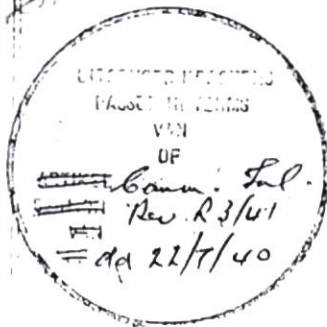
DEMPERS & VAN RYNEVELD.

PROKUREURS, NOTARISSE EN TRANSPORTBESORGERE.

SOUTH AFRICAN ASSOCIATION GEBOU.

KERKPLEIN 8, KAAPSTAD.





24290

# TRANSPORTAKTE.

24290

KRAGTENS 'N PROKURASIE

DEMPERS & VAN RYNEVELD,

Prokureurs, Notarisse  
en Transportbesorgers,  
S.A. Association Gebou  
Kerkplein 6, KAAPSTAD.

Opgetrek deur my,

1964

Transportbesorger.

Sy dit kennelik aan almal wie dit mag aangaan.

**Dat** GABRIEL LE ROUX GROENEWALD

verskyn het voor my, Registrateur van Aktes, Hy, die gesegde Komparant synde daartoe behoorlik gemagtig deur 'n volmag uitgevoer te Kaapstad,

op die 17de dag van Februarie 1964, deur

Christiaan Hendrik Boshoff Cronjé, as die Provinsiale  
Sekretaris, en Dirk Jacobus Liebenberg as Superintendent-  
generaal van Onderwys, in hulle hoedanigheid as die ONDER-  
WYSTRUSTEES daargestel kragtens artikel 193 van Ordonnansie  
nr. 20 van 1956,



En die Komparant het verklaar dat nademaal gemelde Onderwys-trustees die hieronderbeskrewe grond met die hiernagenoemde transportnemer, op 31 Augustus 1963, geruil het vir:-

Seker stuk grond, gedeeltelik eiendoms en gedeeltelik erfpag (betaling waarvan afgeskaf is kragtens Wet 33/1937), geleë in die Munisipaliteit en Afdeling Stellenbosch, synde ERF 3983 gedeelte van ERF 1836 STELLENBOSCH.

Groot:- agtduisend vyfhonderd een-en-twintig (8521) vierkant voet.

Besit kragtens transportakte No. 6329 gedateer 15 Augustus 1917, (paragraaf 1),

getransporteer op hierdie dag, No. 24291 ;

SO IS DIT

~~Werklik en wettiglik verkoop het op~~ ----- en dat Hy in sy hoedanigheid as voorseigde Prokureur, deur hierdie Akte, gesedeer en getransporteer het in volle en vrye eiendom aan en ten behoeve van

DIE UNIVERSITEIT VAN STELLENBOSCH, (Blanke Groep)

of sy gemagtigdes,

I. SEKER stuk grond, geleë in die Munisipaliteit en Afdeling STELLENBOSCH, synde ERF 3981 gedeelte van Erf 1835 STELLENBOSCH, gehou deur gemelde Onderwystrustees kragtens transportakte No. 4021 gedateer 30 April 1940.

GROOT:- tienduisead, eenhonderd agt-en-sestig (10,168) vierkant voet.

SOOS duidelik aangetoon word deur die hieraangehegte kaart (No. 3503/63) en onderhewig aan sodanige voorwaardes soos na verwys word in transportakte No. 6329 gedateer 15 Augustus 1917.

II. SEKER stuk eiendomsgrond geleë soos bogemeld, synde ERF 3982 gedeelte van ERF 1834 STELLENBOSCH, gehou deur gemelde

Onderwystrustees kragtens transportakte No. 1960 gedateer 10 Maart 1906.

GROOT:- sewehonderd agt-en-veertig (748) vierkant

WHITE GROEP  
BLANKE GROEP

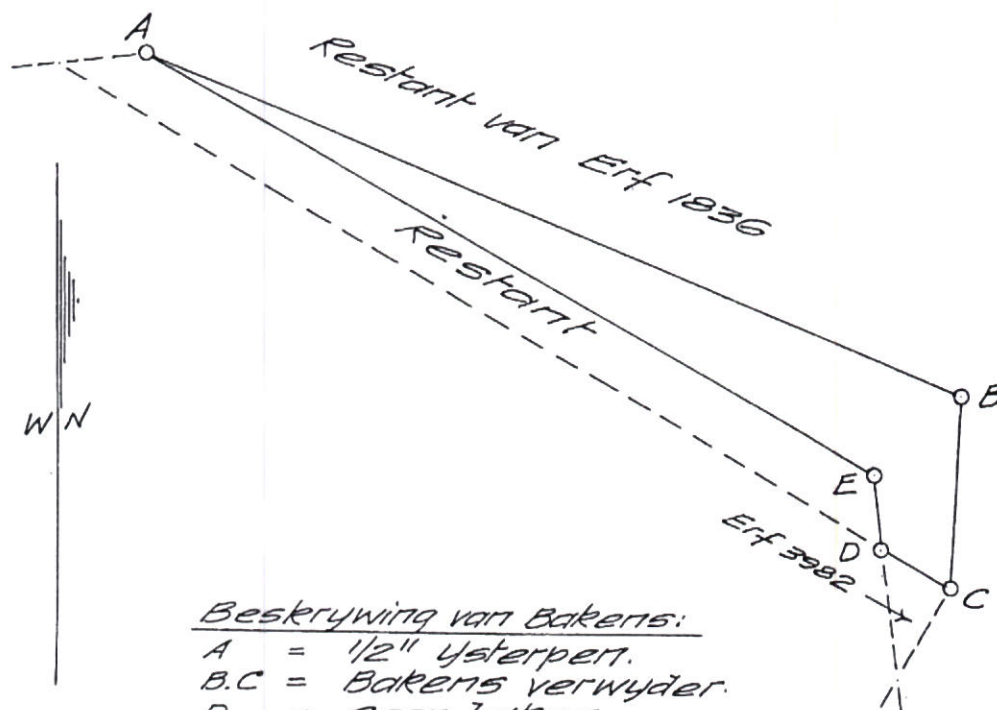
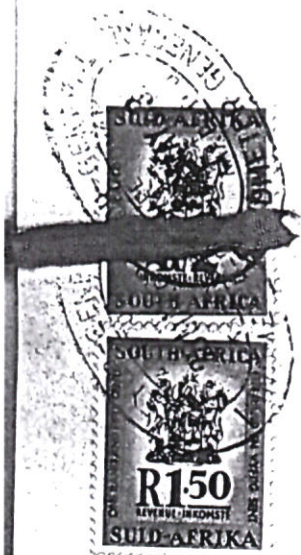
GROUP  
E GROEP

			K07	+ 30,000.00	+ 11,900,000.00
AB	374.72	292.27.40	A	+ 9992.06	+ 29750.28
BC	79.95	2.59.20	B	+ 9645.77	+ 29893.44
CD	33.41	119.54.50	C	+ 9649.94	+ 29973.28
DE	30.34	173.00.00	D	+ 9678.90	+ 29956.62
EA	356.13	119.39.30	E	+ 9682.59	+ 29926.51
		M30C		+ 10203.29	+ 29554.28
		M31A		+ 10081.78	+ 30497.22

Goedgekeur.

*P. Landmeter-generaal.*

30.7.1963.



Beskrywing van Bakens:

- A = 1/2" ysterpen.
- B.C = Bakens verwyder.
- D = geen bakens.
- E = 1/2" x 18" ysterpen.

Skaal 1 : 1000

Die figuur A.B.C.D.E

stel 10,168 Vierkante Voet grond voor, synde

Erf 3981 gedeelte van Erf 1835 Stellenbosch

Munisipaliteit en  
geleë in die Afdeling Stellenbosch,  
Provinsie Kaap die Goeie Hoop

Opgemeet in Mei 1963 deur my

*P. Trielaende*

Landmeter.

Hierdie kaart is geheg aan  
transportakte gepasseer  
t.g.v. DIE UNIVERSITEIT  
VAN STELLENBOSCH,  
gedateer  
No. 24528

*[Signature]*  
Registrateur van Aktes.

Die oorspronklike kaart is  
No. 5980/1939 geheg aan  
T/A 1940-82-4021

24-11-1964

Lêer No. 2641/66  
M.S. No. E.941/63.  
Graadvel: BH-8DA  
Z54

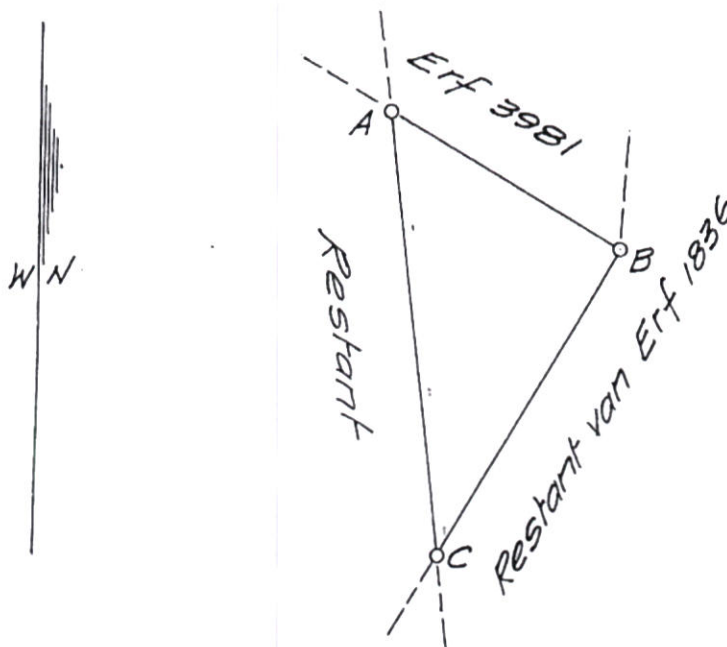
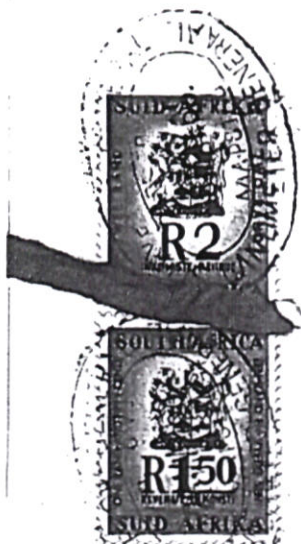


			Kont. + 30.000.00	+ 11.900.000.00
AB	33.41	299.54.50	A + 9678.90	+ 29956.62
BC	44.81	29.35.40	B + 9649.94	+ 29973.28
CA	56.04	173.00.00	C + 9672.07	+ 30012.24
		M30C	+ 10203.29	+ 29554.28
		M31A	+ 10081.78	+ 30497.22

Goedgekeur.

*P. Landmeter-generaal.*

30.7.1963



Beskrywing van Bakens:

A = Geen bakens.

B = Bakens verwyder.

C = 1/2" x 18" ysterpen.

Skaal 1 : 300

Die figuur A.B.C

stel 748 Vierkante Voet grond voor, synde

Erf 3982 gedeelte van Erf 1834 Stellenbosch

Munisipaliteit en

geleë in die Afdeling Stellenbosch,

Provinsie Kaap die Goeie Hoop

Opgemeet in Mei 1963

deur my

*P. Landmeter.*

Landmeter.

Hierdie kaart is geheg aan  
transportakte gepasseer  
t.g.v. DIE UNIVERSITEIT  
VAN STELLENBOSCH,  
gedateer  
No. 24290

*[Signature]*  
Registrateur van Aktes.

Die oorspronklike kaart is  
No. 2859/1905 geheg aan  
T/A 1906-26-1960

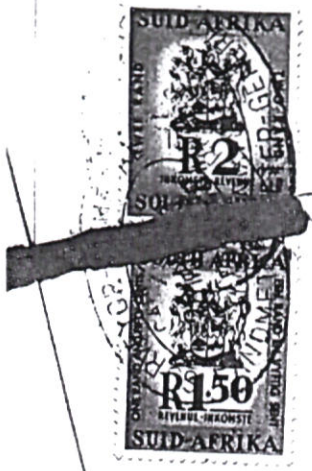
Lêer No. 1264166  
M.S. No. E. 941163  
Graadvel: BH-8 DA  
Z54



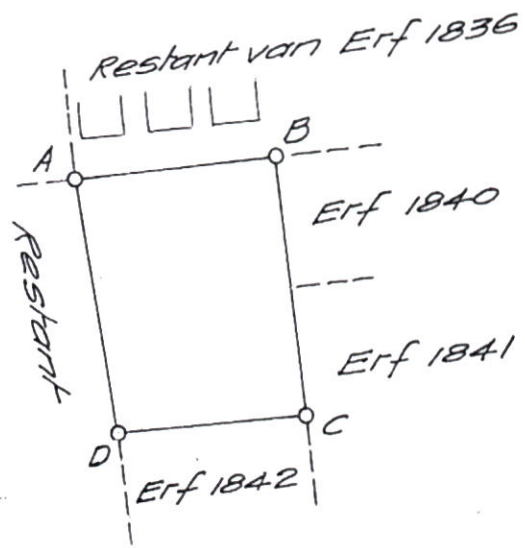
			Kont	30.000.00	+11,900,000.00
AB	86.39	262.08.30	A	+9651.64	+30178.62
BC	110.08	352.12.30	B	+9566.06	+30166.81
CD	80.00	82.54.50	C	+9551.14	+30275.87
DA	109.18	168.51.10	D	+9630.53	+30285.74
		M30C		+10203.29	+29554.28
		M31A		+10081.78	+30497.22

Goedgekeur.

*P. Landmeter-generaal.*  
30.7.1963



W N



Beskrywing van Bakens:

- A = 1/2" x 18" ysterper.
- B = 1/2" ysterper.
- C.D = 1/2" ysterper in beton.

Skaal 1 : 1000

Die figuur A.B.C.D

stel 9111 Vierkante Voet grond voor, synde

Erf 3984 gedeelte van Erf 1843 Stellenbosch

Munisipaliteit en  
geleë in die Afdeling Stellenbosch,  
Provinsie Kaap die Goeie Hoop

Opgemeet in Mei 1963 deur my

*P. Tridlaender*  
Landmeter.

Hierdie kaart is geheg aan  
nsportakte gepasseer  
v. DIE UNIVERSITEIT  
STELLENBOSCH,  
teer  
*[Signature]*  
Registrateur van Aktes.

Die oorspronklike kaart is  
No. 202/1922 geheg aan  
T/A 1924-192-8635

Lêer No. 526w/166  
M.S. No. E. 941/63  
Graadvel: BH-8DA  
254

III. SEKER stuk grond, gedeeltelik eiendoms en gedeeltelik afgeskafte erfpag, geleë soos bogemeld, synde ERF 3984 gedeelte van Erf 1843 STELLENBOSCH, gehou deur C. M. Neethling kragtens Sertifikaat van Gewysigde Titel No. 8635 uitgereik op 22 September 1924 en deur gemelde Onderwystrustees kragtens transportakte No. 16804 gedateer 27 September 1951 (paragraaf I).

GROOT:- negeduisend eenhonderd-en-elf (9111) vierkant voet.

SOOS duidelik aangetoon word deur die hieraangehegte kaart (No. 3506/63) en ONDERHEWIG -

- (1) AAN sodanige voorwaardes soos na verwys word in gemelde Sertifikaat van Gewysigde Titel No. 8635 uitgereik op 22 September 1924;
- (2) AAN die spesiale voorwaardes vervat in die Notariële Akte gedateer 21 Junie 1911, geheg aan transportakte No. 10526 gedateer 4 Oktober 1902 waarkragtens 'n ooreenkoms wat betrekking het op die verandering van 'n bestaande voor op die eiendom gehou kragtens transportakte No. 3506 Mei 1911 aangegaan is;
- (3) AAN die spesiale voorwaarde waarna verwys word in die endossement gedateer 26 September 1932 op gemelde Sertifikaat van Gewysigde Titel No. 8635 uitgereik op 22 September 1924, welke endossement as volg lui:-

"REMAINDER PARA. I.

REGISTRATION OF SERVITUDE.

By Deed of Transfer No. 5922 dated 26 September 1932 the owner and his successors in title of the property thereby transferred is entitled to the use of certain right of way and the use of certain water furrow over the remainder held hereunder as will more fully appear on reference to the said Transfer."

Weshalwe /--



nou is, en voortaan daarop geregtig sal wees, ooreenkomstig plaaslike gewoonte; maar dat die Staat egter sy Reg behou; **En eindelijk erkendat** gemelde Onderwystrustees transport op hierdie dag No. 24291 ontvang het van gemelde stuk grond, gedeeltelik eiendoms en gedeeltelik afgeskafte erfpag, geleë soos bogemeld, synde ERF 3983 gedeelte van Erf 1836 Stellenbosch; groot 8521 vierkant voet.

As getuie waarvan, het ek, die gesegde Registrateur, tesame met die Komparant, hierdie Akte onderteken en met die Ampseël laat bekragtig.

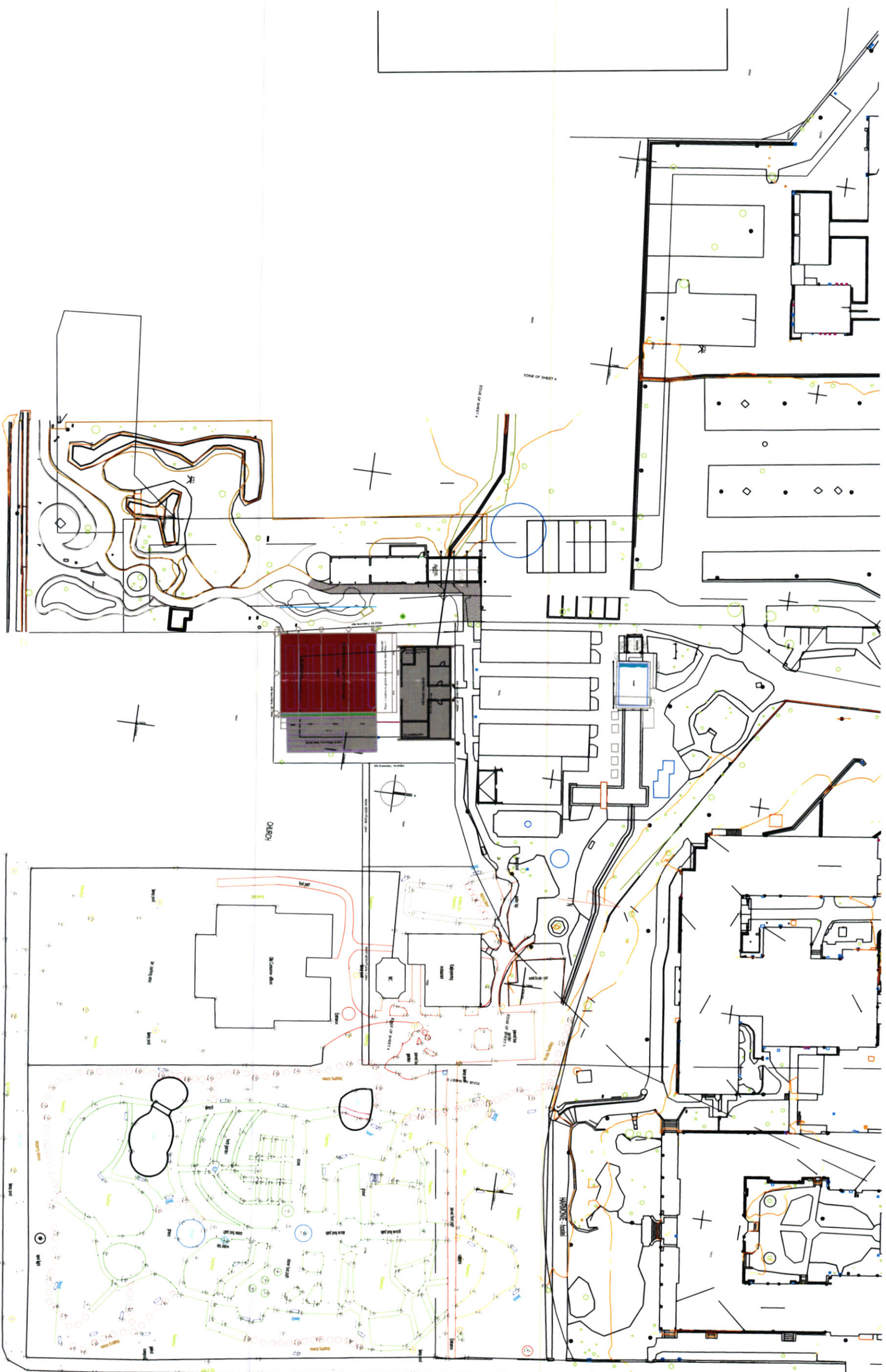
q.q.

Registrateur van Aktes.

Geregistrierter in die Grüne Register

van *Stekelenburg* Boek " 2 folio *3984(1)*





# oxalis house : locality plan

SCALE 1:750

NOTES:  
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. PREFERENCE ALWAYS TO BE GIVEN TO WRITTEN DIMENSIONS OVER SCALED. ALL WORK CARRIED OUT IN ACCORDANCE WITH MUNICIPAL AND / OR NATIONAL BUILDING REGULATIONS. THE DESIGN IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL FINISHES TO BE IN ACCORDANCE WITH THE ATTENTION OF THE ARCHITECT.

DWG NAME: OXALIS HOUSE  
PROJECT: botanical gardens  
new projects  
CLIENT: stellenbosch university

DRAWN: seh SCALE: 1/750 DATE: 2023 09  
JOB NO: 0  
REV NO: 0  
DWG NO: 2304-SK03

2304/2



## oxalis house: site plan and plan

SCALE 1:200

**NOTES:**

DWG NAME: OXALIS HOUSE

PROJECT: botanical gardens  
new projects

CLIENT: stellenbosch university

DRAWN: seh SCALE: 1/200 DATE: 2023 09

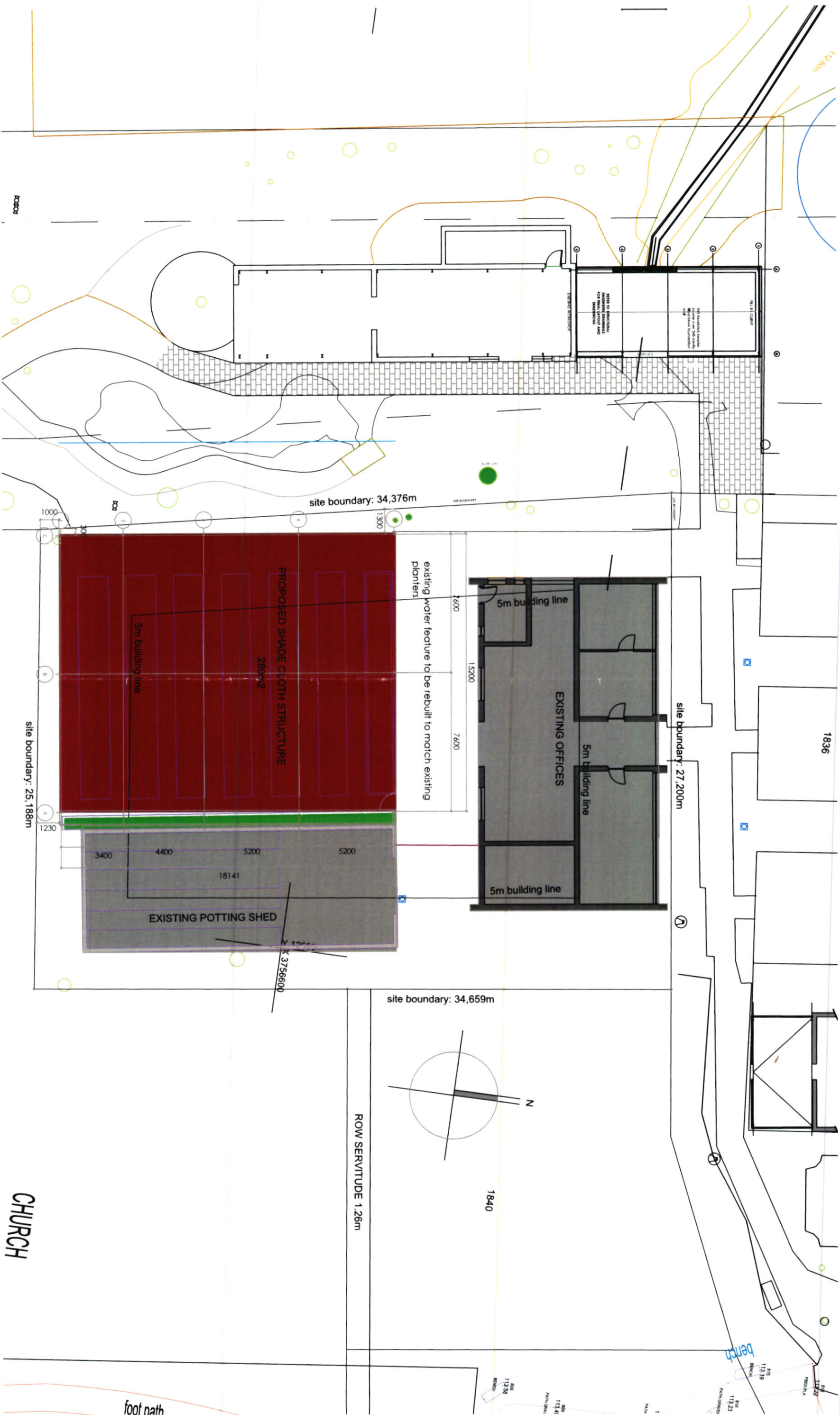
**JOB NO.:**

REV NO

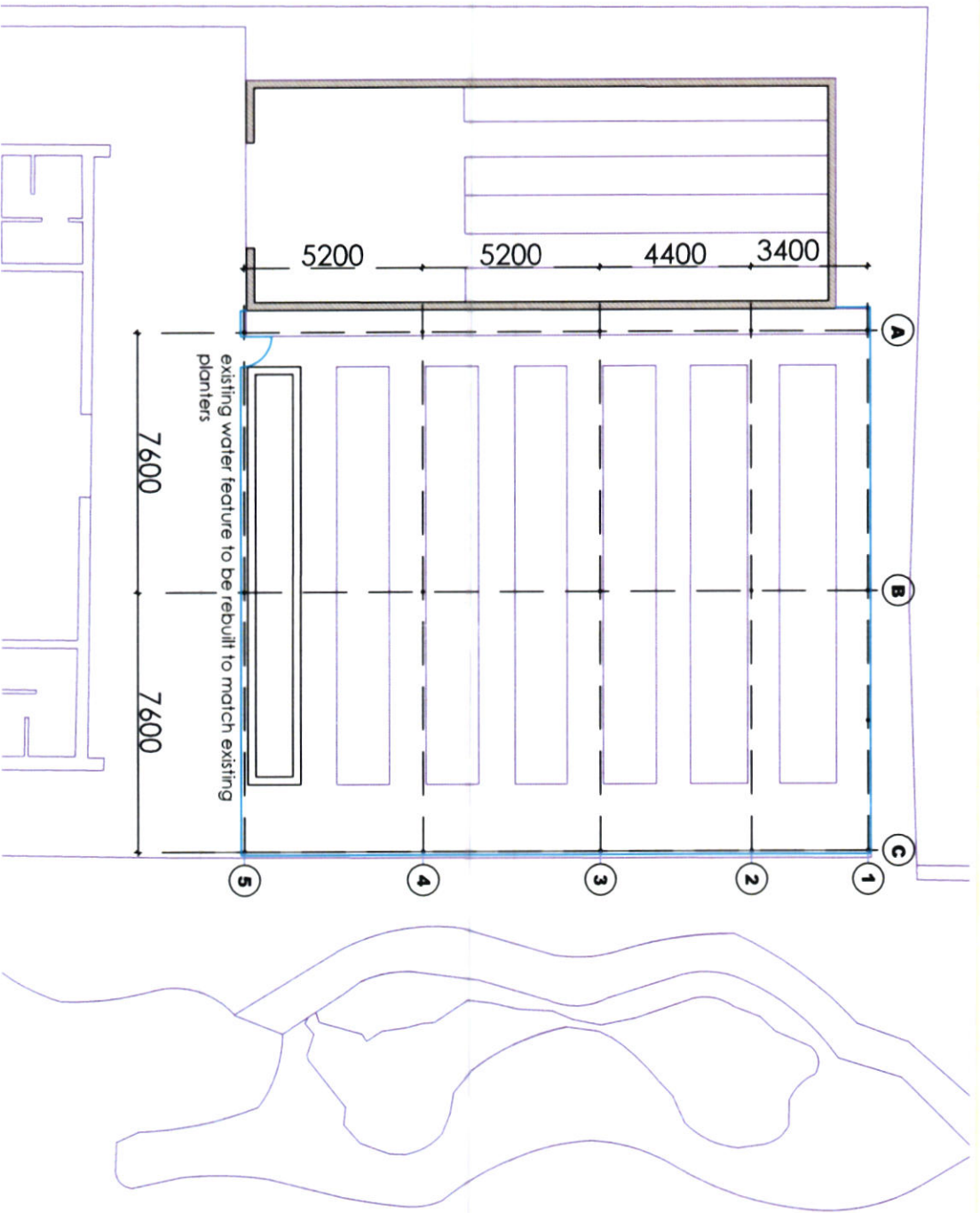
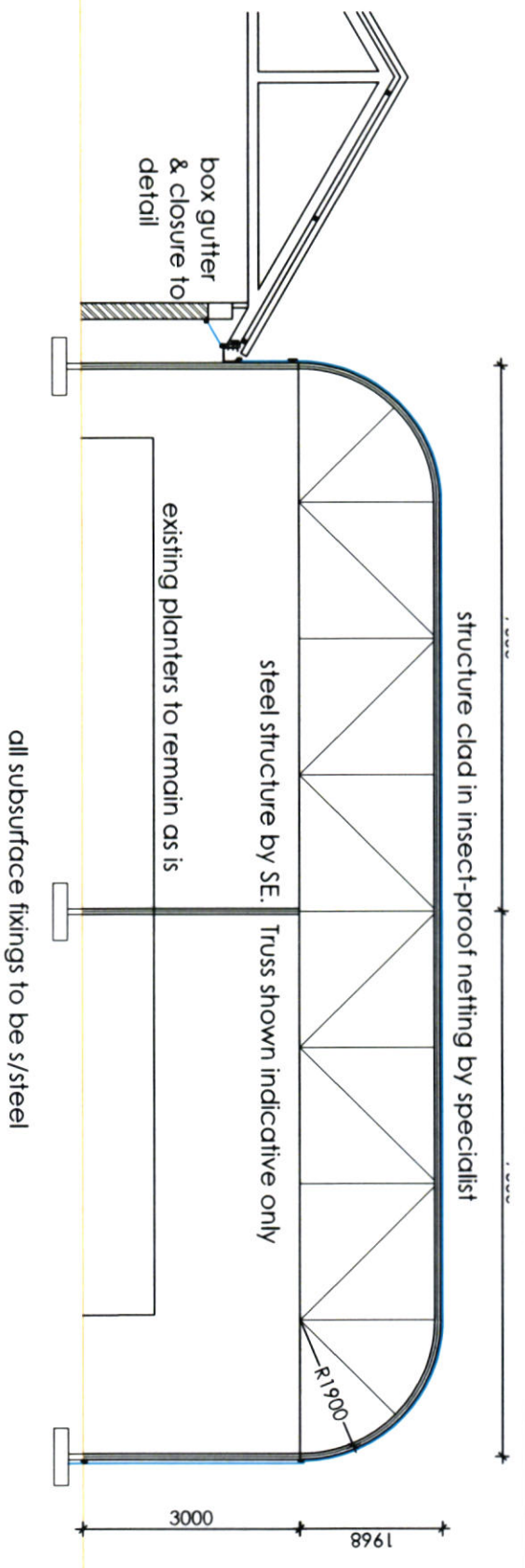
**2304/2**

DWG NO

2304-SK01







oxalis house  
SCALE 1:200 & 1:100

NOTES:  
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. PREFERENCE ALWAYS TO BE GIVEN TO WRITTEN DIMENSIONS OVER SCALED. ALL WORK CARRIED OUT IN ACCORDANCE WITH MUNICIPAL AND/OR NATIONAL BUILDING REGULATIONS. THE DESIGN IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT. ALL FOUNDATIONS TO BE LAIN ON SOIL IN GRADIENT. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DWG NAME: OXALIS HOUSE  
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new projects  
CLIENT: stellenbosch university

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