



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14215

Our File Reference Number: Erf 4854, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL: [REDACTED]@a

Sir/Madam

APPLICATION FOR DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015 ON ERF 4854, STELLENBOSCH

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

2.1 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 for a permanent departure to relax the common building line (adjoining Erf 117) from 5m to 1m in order to accommodate a proposed bulk fire pump room on Erf 4854, Stellenbosch;

BE APPROVED in terms of Section 60 of the said Bylaw, subject to conditions of approval in terms of Section 66 of the said Bylaw.

2.2 Conditions of Approval:

- 2.2.1 The approval only applies to the departure under consideration, as indicated on the Site and Locality Plan referenced Drawing Number SA103.2551/1000 Rev 0, drawn by RT and dated 2022.05.25 and Site Plan referenced Drawing Number SA103.2551/1000 Rev 0, drawn by RT and dated 2022.05.25, attached as **Annexure A** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

- 2.2.2 The development must be undertaken generally in accordance with the Site and Locality Plan referenced Drawing Number SA103.2551/1000 Rev 0, drawn by RT and dated 2022.05.25 and Site Plan referenced Drawing Number SA103.2551/1000 Rev 0, drawn by RT and dated 2022.05.25 and attached as **Annexure A**.
- 2.2.3 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.
- 2.2.4 Building plans must be generally in accordance with the Site and Locality Plan referenced Drawing Number SA103.2551/1000 Rev 0, drawn by RT and dated 2022.05.25 and Site Plan referenced Drawing Number SA103.2551/1000 Rev 0, drawn by RT and dated 2022.05.25 and attached as **Annexure A**.
- 2.2.5 Appropriate caution shall be taken during construction, to prevent damage to existing services cables and electrical equipment in the vicinity. Should damage occur, the applicant/owner will be liable for the cost involved in repairing damages.
- 2.2.6 All electrical work to comply with SANS142 and Municipal electrical bylaws.
- 2.2.7 If connecting a generator for backup, the generator needs to comply with SANS10142.
- 2.2.8 Any repair, maintenance or cleaning activities required to ensure that the stormwater culvert remains functional must be carried out by the University of Stellenbosch where University installations have encroached original building lines.

2.3 The reasons for the above decision are as follows:

- 2.3.1 The encroachment of the building line does not undermine the character of the area as a number of existing buildings already encroaches the building line under consideration and the proposed building will not be visible from any public road.
 - 2.3.2 The proposed location is considered ideal as other service infrastructure are also clustered in the building line space located between the existing buildings and the boundary
3. 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.

4. 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

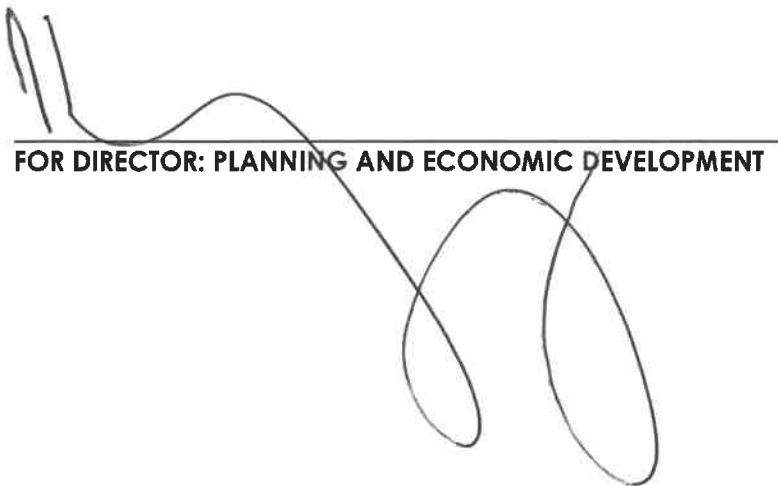
(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(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.
5. 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
6. 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.
7. 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>).
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/1/2023

DATE:



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

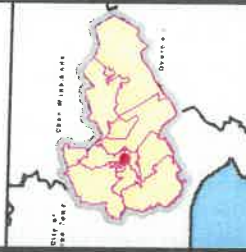
LOCALITY PLAN AND SITE PLAN

Locality Map of Erf 4854, Stellenbosch

SCALE

1:2 256,99

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2022/12/09



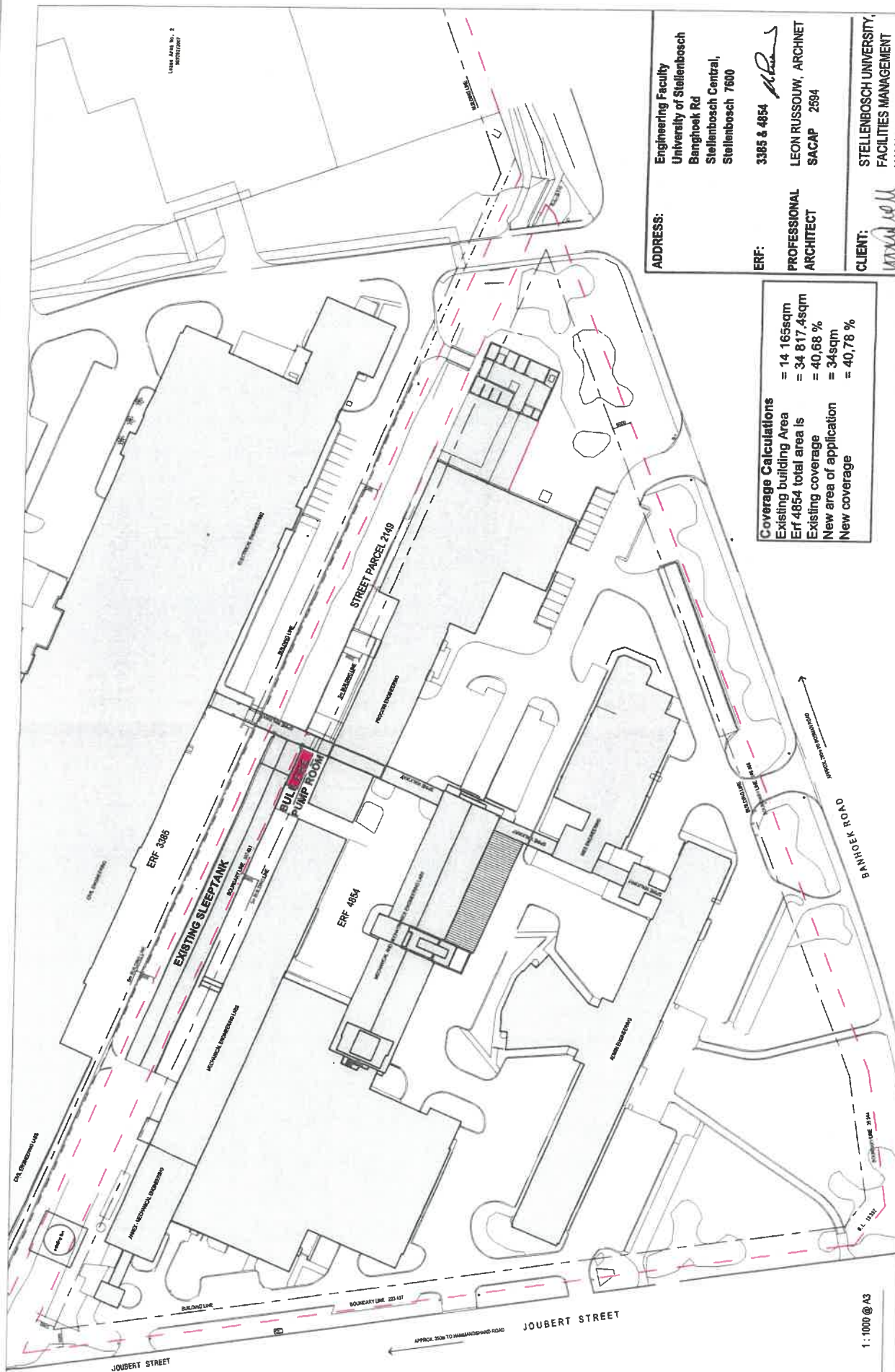
Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

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UNITED ARS No. 2
10/10/2022

ADDRESS: Engineering Faculty
University of Stellenbosch
Banghoek Rd
Stellenbosch Central,
Stellenbosch 7600

ERF: 3385 & 4854

PROFESSIONAL ARCHITECT LEON RUSSOUW, ARCHNET
SACAP 2594

CLIENT: STELLENBOSCH UNIVERSITY,
FACILITIES MANAGEMENT
HAMANDSHAND ROAD,
STELLENBOSCH

Coverage Calculations
Existing building Area
= 14 165sqm
Erf 4854 total area is
= 34 817,4sqm
Existing coverage
= 40,68 %
New area of application
= 34sqm
New coverage
= 40,78 %

31.05.2022

DATE / DATE	DATE / DATE	DATE / DATE	DATE / DATE
RT	LR	2022.05.25	1:1000
BULK FIRE PUMP RM	BULK FIRE PUMP RM	BULK FIRE PUMP RM	BULK FIRE PUMP RM
SA103.2551/1000	SA103.2551/1000	SA103.2551/1000	SA103.2551/1000

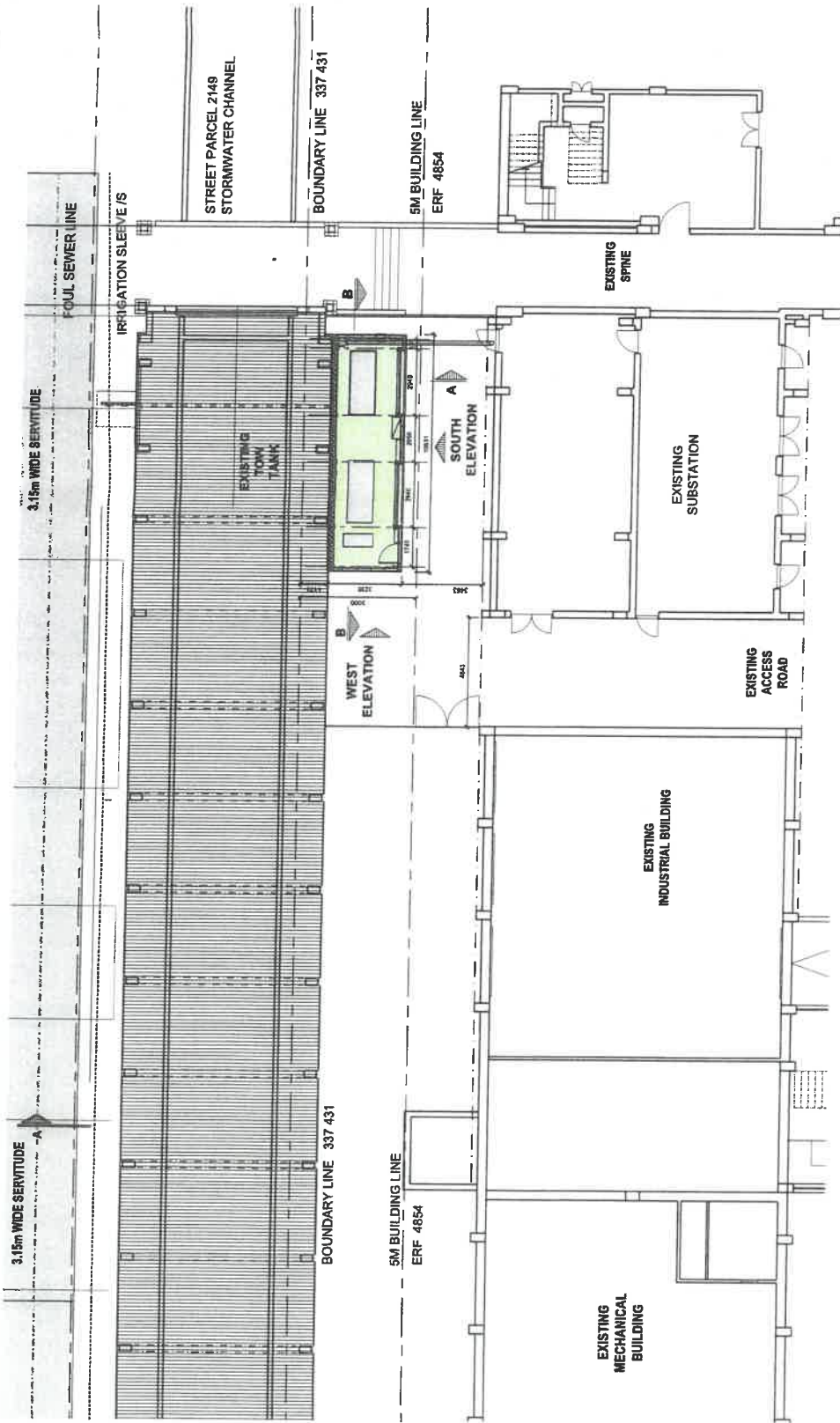
**BULK FIRE PUMP RM -
MUNICIPAL SUBMISSION**
ERF 4854; SITE & LOCALITY PLAN

**NEW BULK FIRE PUMP ROOM -
BUILDING FOR THE FACULTY OF ENG.**

PROJECT/PROJEC:
SA 103 2551
10 REGIMENT STREET, WELGEMOED
BELLVILLE
7530
P.O. BOX 3826
TIGER VALLEY 7536
TEL: 021 913 6746
CELL: 083 574 2280

ARCHITECTS IN ASSOCIATION
ARCHNET
BELLVILLE
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SITE PLAN
1:1000 @ A3



SITE PLAN 1:200 @ A3

31 .05. 2022

Coverage Calculations
 Existing building Area = 14 165sqm
 Erf 4854 total area is = 34 817.4sqm
 Existing coverage = 40.68 %
 New area of application = 34sqm
 New coverage = 40.78 %

ADDRESS:
 Engineering Faculty
 University of Stellenbosch
 Banghoek Rd
 Stellenbosch Central,
 Stellenbosch 7600

ERF: 3385 & 4854
PROFESSIONAL ARCHITECT
 LEON RUSSOUW, ARCHINET
 SACAP 2594

CLIENT: STELLENBOSCH UNIVERSITY,
 FACILITIES MANAGEMENT
 HAMANDSHAND ROAD,
 STELLENBOSCH

DATE / EDITION	DATE / EDITION	SCALE / DRAW
2022.05.25	LR	1:1000
BULK FIRE PUMP RM		
SA103.2551/1000		
REVISIONS	REVISIONS	REVISIONS
0	0	0

**BULK FIRE PUMP RM -
 MUNICIPAL SUBMISSION
 ERF 4854; SITE PLAN**

**SA.103.2551
 NEW BULK FIRE PUMP ROOM -
 BUILDING FOR THE FACULTY OF ENG.**

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