



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18730(TP1073/2025)

Our File Reference Number: Erf 123, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR DEPARTURE ON ERF 123, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 Permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Erf 123 Stellenbosch for:
 - 2.2 The relaxation of the common building lines from 5m to 0.3m adjacent to Erf 16405, Stellenbosch.
 - 2.3 The relaxation of the street building lines (Pappegaairand Street) from 5m to 4.036m and to 1.180 adjacent to Erf 4447, Stellenbosch.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 3.1.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 3.1.2. 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.
 - 3.1.3. The development and building works must generally follow the floor plans, sections, and elevations shown in Drawing No. W01, dated 14 August 2024, prepared by Quinton Fisher and included as **Annexure A**.

3.1.4. Building plans must be submitted for all work and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

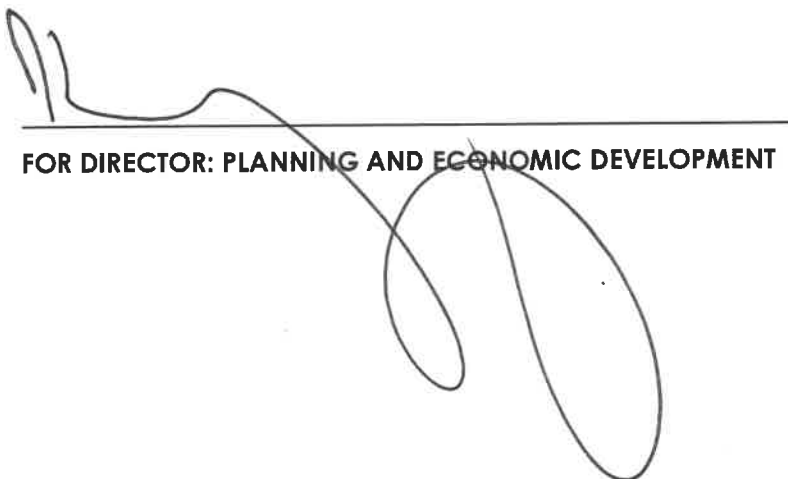
4. The **reasons** for the above decision are as follows:
 - 4.1. Reducing the building line adjacent to Erven 4447 and 16405 aligns with the existing built form, optimizing land use and enhancing emergency service infrastructure functionality.
 - 4.2. The proposed sheltered bus and truck ports will shield emergency vehicles from harsh weather, ensuring they remain fully operational and able to respond swiftly during critical situations.
 - 4.3. This development is consistent with the Spatial Development Framework, promoting community resilience, safety, and efficient land utilization.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11 Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12 Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21/7/2025
DATE



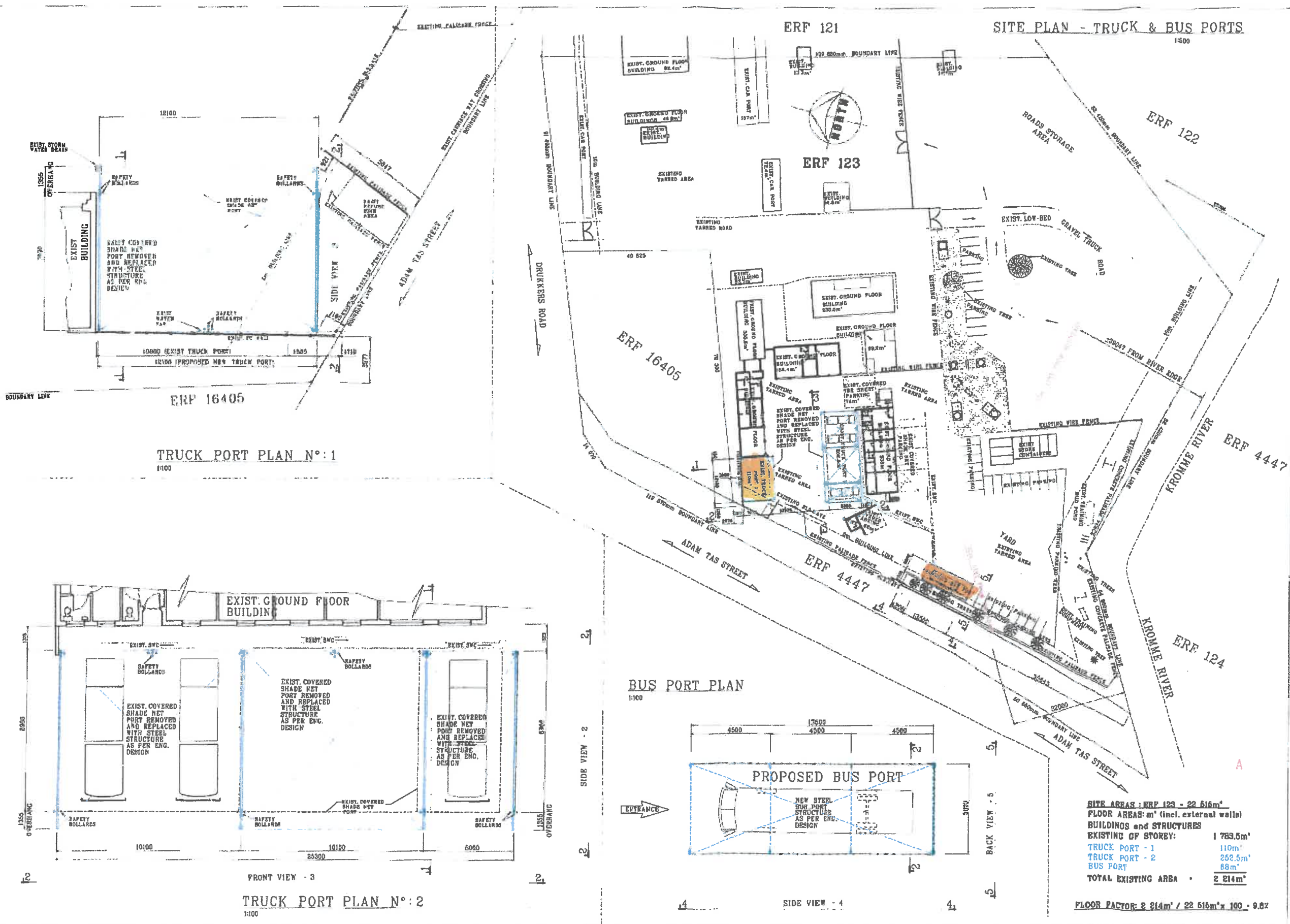
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ANNEXURE A

SITE PLAN



CHECKERFLAG PROJECTS
COST EFFECTIVE SUSTAINABLE DESIGN

EMAIL: checkerflagprojects@gmail.com
CELL: 087 934 4130

- NOTES**
1. MEASURED DIMENSIONS TO TAKE PREFERENCE TO SCALING.
2. THE CONTRACTOR AND HIS SUB-CONTRACTOR TO CHECK ALL DETAILS, LEVELS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR MANUFACTURING ANY COMPONENTS.
3. DISCREPANCIES TO BE REPORTED TO THE ARCHITECTURAL PROFESSIONAL.
4. ALL OUTLETS AND DOWNPIPES TO BE BELOW SPAN ALUMINIUM.
5. WINDOWS TO BE COATED ALUMINIUM STANDARD FRAME WINDOW DOOR COMPLETE WITH HANDLER, STAYS, CATCHES AND ALL MECHANISMS WITH 6mm SAFETY GLASS TO COMPLY TO SABS DED REGULATIONS.
6. WINDOW AREAS TO BE A MINIMUM OF 10% OF FLOOR AREA WITH A MINIMUM OF 5% OPENABLE DOORS AND SIDE LIGHTS TO BE GLAZED WITH SAFETY GLASS.
7. All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 - Application of the National Building Regulations, with its amendments:
- | | |
|----------------------------------|--------|
| General Requirements: | Part A |
| Structure: | Part B |
| Dimensions: | Part C |
| Public Safety: | Part D |
| Site Control: | Part E |
| Excavations: | Part F |
| Foundations: | Part G |
| Roofs: | Part H |
| Walls: | Part I |
| Skylights: | Part J |
| Cladding: | Part K |
| Lighting and Ventilation: | Part L |
| Drainage: | Part M |
| Non-structural masonry disposal: | Part N |
| Staircase Design: | Part O |
| Accessories: | Part P |
| Fire Protection: | Part Q |
| Space Heating: | Part R |
| Fire Protection: | Part S |
| Energy Usage: | Part T |
| | Part U |
- Additional requirements to be described in the parts of SANS10400:
- | | |
|------------------------------------|-----------|
| Construction Work: | Part BE1 |
| Site Clearance: | Part BE2 |
| Concrete Works (Structural): | Part BE3 |
| Concrete Works (Non-Structural): | Part BE4 |
| Installation of Glazing in Frames: | Part BE5 |
| Masonry Walling: | Part BE6 |
| Only for masonry walling: | Part BE7 |
| Structural Steelwork: | Part BE8 |
| Structural Timberwork (Roofing): | Part BE9 |
| Structural Timberwork (Flooring): | Part BE10 |
| Structural Timberwork (Roofing): | Part BE11 |
| Structural Timberwork (Flooring): | Part BE12 |
| Structural Timberwork (Roofing): | Part BE13 |
| Structural Timberwork (Flooring): | Part BE14 |
| Structural Timberwork (Roofing): | Part BE15 |
| Structural Timberwork (Flooring): | Part BE16 |
| Structural Timberwork (Roofing): | Part BE17 |
| Structural Timberwork (Flooring): | Part BE18 |
| Structural Timberwork (Roofing): | Part BE19 |
| Structural Timberwork (Flooring): | Part BE20 |
- All project installations shall comply with Regulation 102 of the National Building Regulations.
- Order shall comply with SANS10107, SANS10108, SANS10109, SANS10110, SANS10111, SANS10112, SANS10113, SANS10114, SANS10115, SANS10116, SANS10117, SANS10118, SANS10119, SANS10120, SANS10121, SANS10122, SANS10123, SANS10124, SANS10125, SANS10126, SANS10127, SANS10128, SANS10129, SANS10130, SANS10131, SANS10132, SANS10133, SANS10134, SANS10135, SANS10136, SANS10137, SANS10138, SANS10139, SANS10140, SANS10141, SANS10142, SANS10143, SANS10144, SANS10145, SANS10146, SANS10147, SANS10148, SANS10149, SANS10150, SANS10151, SANS10152, SANS10153, SANS10154, SANS10155, SANS10156, SANS10157, SANS10158, SANS10159, SANS10160, SANS10161, SANS10162, SANS10163, SANS10164, SANS10165, SANS10166, SANS10167, SANS10168, SANS10169, SANS10170, SANS10171, SANS10172, SANS10173, SANS10174, SANS10175, SANS10176, SANS10177, SANS10178, SANS10179, SANS10180, SANS10181, SANS10182, SANS10183, SANS10184, SANS10185, SANS10186, SANS10187, SANS10188, SANS10189, SANS10190, SANS10191, SANS10192, SANS10193, SANS10194, 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