



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15125 (TP253/2023)

Our File Reference Number: Erf 3973, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

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

Sir/Madam

**APPLICATION FOR TECHNICAL APPROVAL ON ERF 3973, STELLENBOSCH**

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

2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Technical Approval in terms of Section 15(2)(g) of the said By-Law to allow for the construction of a second dwelling on Erf 3973, Stellenbosch.

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

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

2.3 The approval only applies to the proposed Technical Approval under consideration, as indicated on the relevant site / floor layout plan 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.

2.4 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.

2.5 The development be undertaken generally in accordance with the site plans as referenced StI 3973 011 revision 1, dated 3 October 2023, drawn by I. Marais and attached as **Annexure C**.

2.6 Building plans be generally in accordance with the floor layout plans as referenced StI 3973 011 revision 1, dated 3 October 2023, drawn by I. Marais and attached as **Annexure C**.

2.7 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans. See attached **Annexure D**.

3. The reasons for the above decision are as follows:

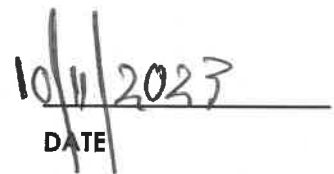
3.1 The proposed use will not negatively impact on the character on the surrounding residential area and the primary use of the property will remain residential.

3.2 Sufficient on-site parking has been provided.

4. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully

  
\_\_\_\_\_  
For: **DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

  
\_\_\_\_\_  
DATE

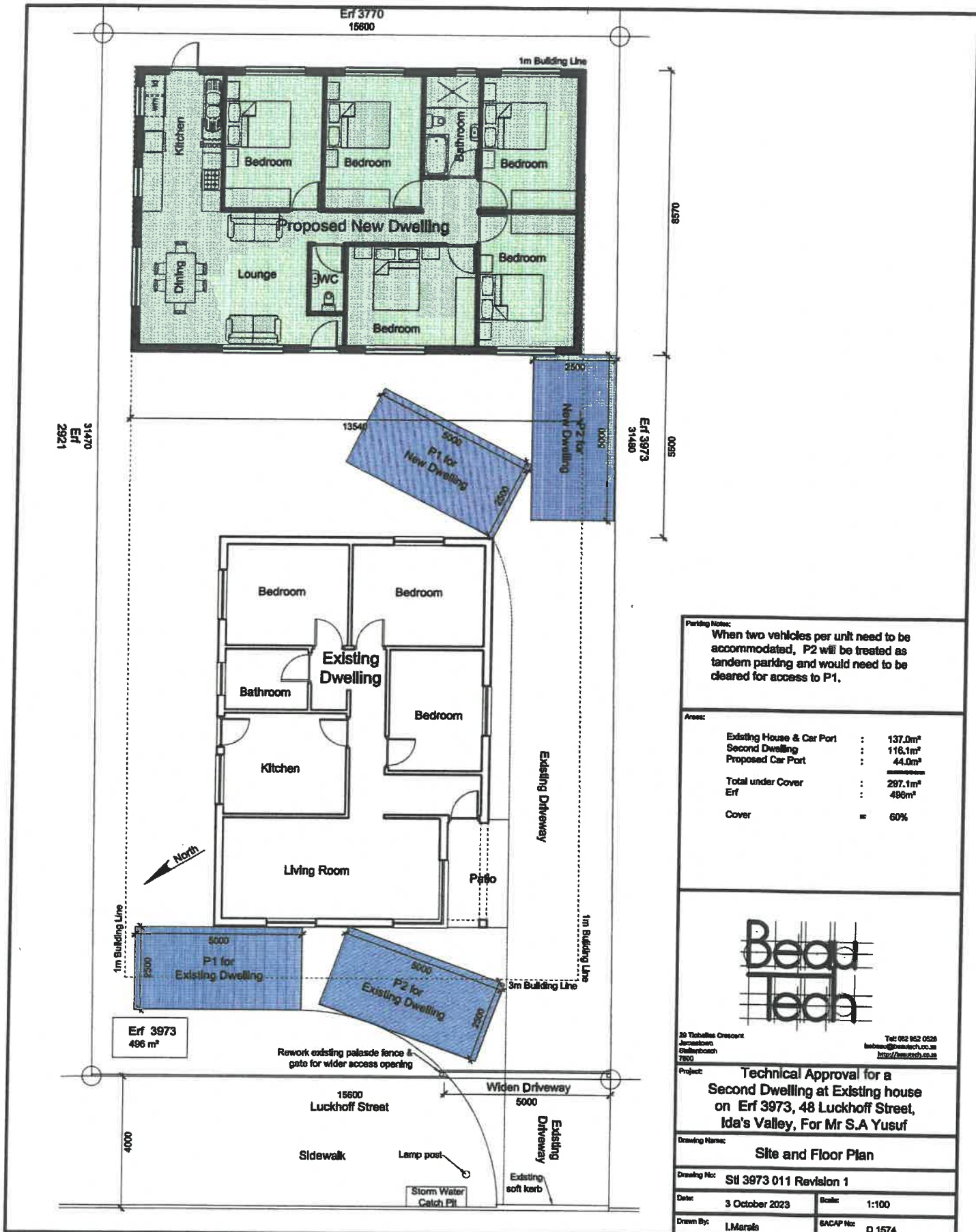


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## **ANNEXURE C**

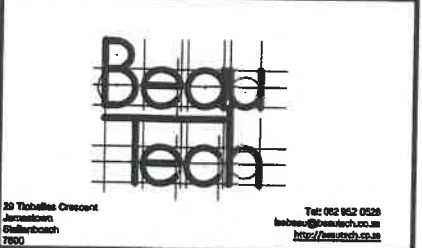
SITE PLAN / FLOOR LAYOUT PLANS



**Parking Notes:**  
 When two vehicles per unit need to be accommodated, P2 will be treated as tandem parking and would need to be cleared for access to P1.

**Areas:**

Existing House & Car Port	: 137.0m <sup>2</sup>
Second Dwelling	: 116.1m <sup>2</sup>
Proposed Car Port	: 44.0m <sup>2</sup>
<b>Total under Cover</b>	<b>: 297.1m<sup>2</sup></b>
Erf	: 496m <sup>2</sup>
<b>Cover</b>	<b>= 60%</b>



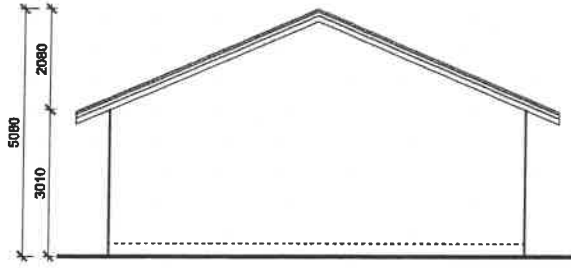
**Project:** Technical Approval for a Second Dwelling at Existing house on Erf 3973, 48 Luckhoff Street, Ida's Valley, For Mr S.A Yusuf

**Drawing Name:** Site and Floor Plan

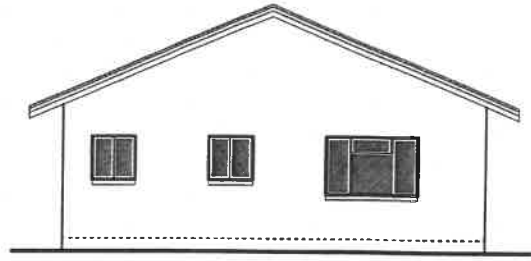
**Drawing No:** Stl 3973 011 Revision 1

**Date:** 3 October 2023 **Scale:** 1:100

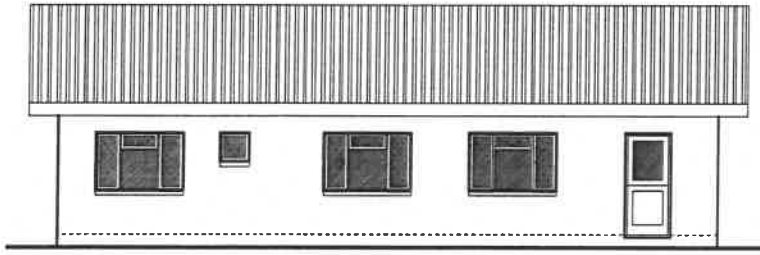
**Drawn By:** I.Marais **SACAP No:** D 1574



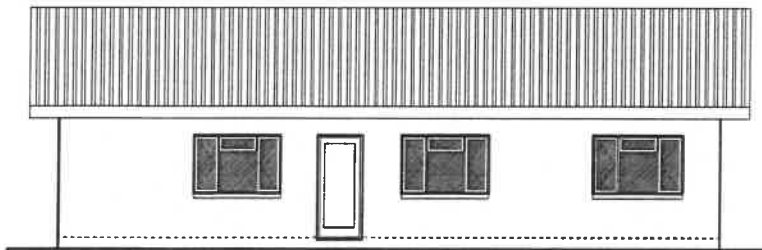
South West Elevation



North East Elevation



South East Elevation



North West Elevation

**Beau  
Tech**

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Project: **Technical Approval for a  
Second Dwelling at Existing house  
on Erf 3973, 48 Luckhoff Street,  
Ida's Valley, For Mr S.A Yusuf**

Drawing Name: **Second Dwelling Elevations**

Drawing No: **Stl 3973 012**

Date: **16 January 2023**

Scale: **1:100**

Drawn By: **I. Marais**

SACAP No: **D 1574**



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## **ANNEXURE D**

COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE  
SERVICES



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

**DIREKTEUR: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

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**To ▫ Aan:** Director: Planning + Economic Development  
**Att Aandag** Salome Newman  
**From ▫ Van:** Manager: Development (Infrastructure Services)  
**Author ▫ Skrywer:** Tyrone King  
**Date ▫ Datum:** 13 April 2023  
**Our Ref ▫ Ons Verw:** Civil LU 2492  
**Your Ref:** LU/15125  
**Re ▫ Insake:** Erf 3973, Stellenbosch: Application in terms of section 15(2)(g) of the Stellenbosch Municipality Planning By-Law, 2015 for technical approval to permit the construction of a second dwelling on Erf 3973, Stellenbosch.

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The application is recommended for approval, subject to the following:

- 1. Civil Engineering Services**
  - 1.1 No objection, no municipal services are affected.
- 2. Development Charges (DCs)**
  - 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
  - 2.2 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2023 it will have to be recalculated by using the tariff structure applicable at date of payment.
  - 2.3 The appropriate DC's are payable before building plan approval.

  
**Tyrone King Pr Tech Eng**  
**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

# Stellenbosch Municipality

## Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2492 (0) Erf 3973 Stellenbosch (LU-15125)
Development Name:	
Date:	13 April 2023
Financial Year:	2022/2023
Erf Location (Select from 7 Locations):	Stellenbosch Town
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Urban
Erf No:	3973
DC Parameters Reference:	Site and Floor Plan Dwg No SH 3973 011 dated 16 January 2023 by Beau Tech

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Community	Totals
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day	persons	
Total Increased Services Usage:	0.45	0.4	0.018	0.04	2.5	4	
Total Service Usage Reduction:	0	0	0	0	0.0	0	
Total Service Usage after Reduction:	0.45	0.40	0.01800	0.040	2.5	4	
Total Development Charges before Deductions:	R 12 630.31	R 12 356.53	R 3 339.83	R 3 504.16	R 13 513.50	R 13 820.00	R 59 164.33
Total Deductions:	R -	R -	R -	R -	R -	R -	R -
Total Payable (excluding VAT):	R 12 630.31	R 12 356.53	R 3 339.83	R 3 504.16	R 13 513.50	R 13 820.00	R 59 164.33
VAT:	R 1 894.55	R 1 853.48	R 500.97	R 525.62	R 2 027.03	R 2 073.00	R 8 874.65
Total Payable (including VAT):	R 14 524.86	R 14 210.01	R 3 840.81	R 4 029.78	R 15 540.53	R 15 893.00	R 68 038.98

APPLICATION INFORMATION	
Application Processed by:	T King
Signature:	
Notes:	



Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increase/Decrease Usage	Water	Sewer	Development Change Levels (incl VAT)		Community	Total
		Area (m <sup>2</sup> )	Unit Amount	Area (m <sup>2</sup> )	Unit Amount				Solid Waste	Roads & Transport		
Single Residential <500m <sup>2</sup>	du					0	R	R	R	R	R	R
Single Residential >500m <sup>2</sup>	du					0	R	R	R	R	R	R
Single Residential <250m <sup>2</sup>	du					0	R	R	R	R	R	R
Single Residential >250m <sup>2</sup>	du					0	R	R	R	R	R	R
Second Dwelling	du					1	R	R	R	R	R	R
Less Formal Residential	du					0	R	R	R	R	R	R
Group Residential	du					0	R	R	R	R	R	R
Apartments	du					0	R	R	R	R	R	R
Retirement Village	du					0	R	R	R	R	R	R
Old age homes	du					0	R	R	R	R	R	R
Student Accommodation/Commune	rooms					0	R	R	R	R	R	R
Guest House	rooms					0	R	R	R	R	R	R
Converted Guest House	rooms					0	R	R	R	R	R	R
Hotel, Residential	rooms					0	R	R	R	R	R	R
General Business	m2 GUA					0	R	R	R	R	R	R
Office	m2 GUA					0	R	R	R	R	R	R
Retail/Shop	m2 GUA					0	R	R	R	R	R	R
Restaurant	m2 GUA					0	R	R	R	R	R	R
Conference Facility/Office of assembly	m2 GUA					0	R	R	R	R	R	R
Healthcare/Medical Rooms	m2 GUA					0	R	R	R	R	R	R
School/University/College/Day Care	student					0	R	R	R	R	R	R
Rehabilit - light	m2 GUA					0	R	R	R	R	R	R
Rehabilit - heavy	m2 GUA					0	R	R	R	R	R	R
Manufacturing/Light Manufacturing	m2 GUA					0	R	R	R	R	R	R
Public Open Space	ha					0.0000	R	R	R	R	R	R
Private Open Space	ha					0.0000	R	R	R	R	R	R
Natural Environment	ha					0.0000	R	R	R	R	R	R
Public Roads and Parking	ha					0.0000	R	R	R	R	R	R
To be calculated	n/a					0	R	R	R	R	R	R
Other (based on equivalent demands)	n/a					0	R	R	R	R	R	R
<b>Total Area:</b>	<b>0</b>	<b>Total Area:</b>	<b>0</b>	<b>Total Area:</b>	<b>0</b>	<b>Total Area:</b>	<b>0</b>	<b>Total Area:</b>	<b>0</b>	<b>Total Area:</b>	<b>0</b>	<b>Total Area:</b>

Development Charges before Deductions	Deductions per service (amount)	Additional Deduction per service - from Service Agreement (amt)	Sub Total after Deductions (including VAT)	Total
R 12 500	R 12 357	R -	R 12 357	R 12 357
R -	R -	R -	R -	R -
R 12 500.31	R 12 356.51	R -	R 12 356.51	R 12 356.51
R 1 694.55	R 1 853.48	R -	R 1 853.48	R 1 853.48
R 14 524.86	R 14 210.01	R -	R 14 210.01	R 14 210.01
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
R 29 620.72	R 29 420.00	R -	R 29 420.00	R 29 420.00
R 3 340	R 3 340	R -	R 3 340	R 3 340
R 3 504	R 3 504	R -	R 3 504	R 3 504
R 13 514	R 13 514	R -	R 13 514	R 13 514
R 13 514.50	R 13 514.50	R -	R 13 514.50	R 13 514.50
R 3 504.16	R 3 504.16	R -	R 3 504.16	R 3 504.16
R 500.97	R 500.97	R -	R 500.97	R 500.97
R 4 026.78	R 4 026.78	R -	R 4 026.78	R 4 026.78
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
R 58 144.33	R 58 144.33	R -	R 58 144.33	R 58 144.33
R 2 073.00	R 2 073.00	R -	R 2 073.00	R 2 073.00
R 16 623.00	R 16 623.00	R -	R 16 623.00	R 16 623.00