



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12793

Our File Reference Number: Erf 660, Franschhoek

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 THE APPROVAL OF THE SITE DEVELOPMENT AND LANDSCAPING PLAN ON ERF 660, FRANSCHHOEK

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 the Stellenbosch Municipality Land Use Planning By-Law (2015), Section 15(2)(k) for a permission in terms of a condition of approval to approve the Site Development Plan and Landscaping Plan for Erf 660, Franschhoek.

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 said Bylaw:

3.1 The approval only applies to the Site Development and Landscaping Plan, page 1 & 2, drawing no: 660Fh-09-2022, dated: 23.02.2022 attached as **Annexure C** 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.

3.2 Building plans must be submitted for all changes of use in the existing buildings and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.3 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

3.4 The conditions of approval as imposed by the Directorate Infrastructure Services in their memo dated 24 February 2022, be complied with, as attached as **Annexure F**.

3.5 The development must be undertaken generally in accordance with the Site Development Plan & Landscaping Plan, drawing no: 660Fh-09-2022, Dated: 23.02.2022, attached as **Annexure C**.

3.6 The on-site parking be demarcated, and the Landscaping be implemented as indicated on the Site Development Plan & Landscaping Plan, drawing no: 660Fh-09-2022, dated: 23.02.2022, attached as **Annexure C** prior to an occupation certificate being issued for the building.

4. The reason for the above decision are as follows:

4.1 The approval granted is in line with the conditions of approval.

5. Matters to be noted:

5.1 All electrical requirements be directed to Eskom.

5.2 A business license to be applied for if required.

6. 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.

7. 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.

8. 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

9. 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.
10. 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>).
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

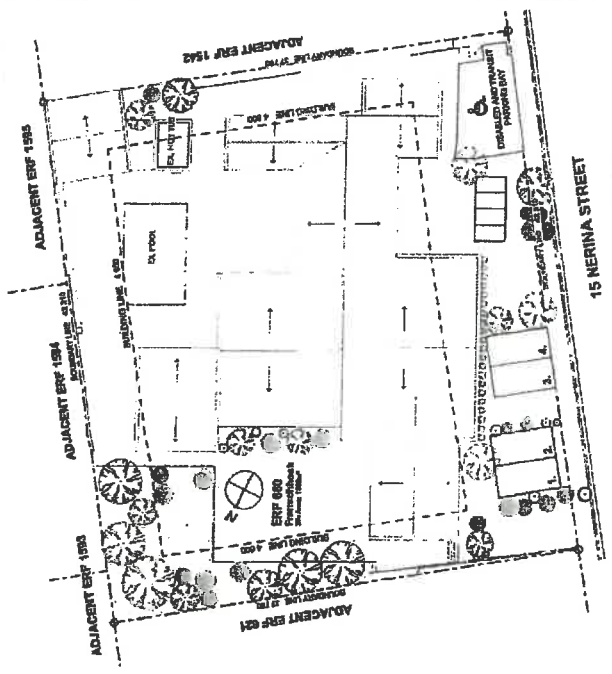
14/11/2022
DATE:



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ANNEXURE C



ROOF PLAN
1500

STELLENBOSCH MUNICIPALITY
 THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

14/11/2022
 DA E

DATE OF
 14/11/2022
 MUNICIPAL MANAGER

FUNCTIONAL AREA	AREA (m ²)	PERCENTAGE OF TOTAL FLOOR AREA
STAFF ROOMS	281.1	23.1%
COMMERCIAL AREA	114.1	9.3%
RETAIL BEDROOMS	144.1	11.8%
SERVICE AREAS	144.1	11.8%
TOTAL FLOOR AREA	1219.4	100%

Drawing no: 660F-09-2022.
 Dated: 23.02.2022.

FUNCTIONAL AREA	AREA (m ²)
MANAGER & STAFF'S AREAS	180
GUEST BEDROOMS	180
COMMERCIAL AREAS	180
SERVICE AREAS	180

FUNCTIONAL AREA	AREA (m ²)
STAFF ROOMS	281.1
COMMERCIAL AREA	114.1
RETAIL BEDROOMS	144.1
SERVICE AREAS	144.1
TOTAL	663.4

PROPOSED SITE DEVELOPMENT & LANDSCAPING PLAN

ADDITIONS AND ALTERATIONS

The Late Franschoek
 15 Merina Street, Franschoek
 ERP 600

Scale: 1:100

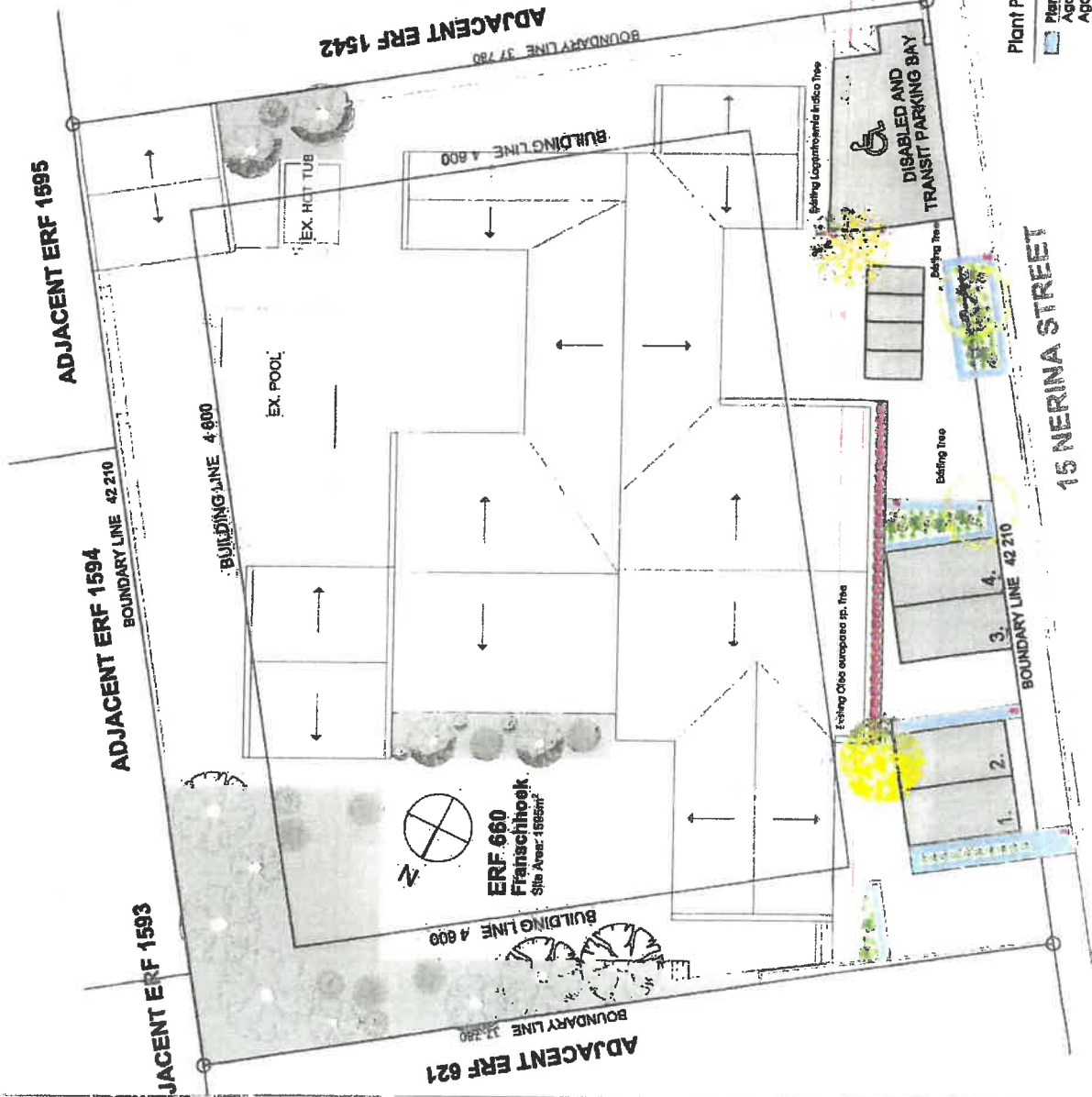
DATE: 14/11/2022

DA E



PROPOSED SITE DEVELOPMENT & LANDSCAPING PLAN
 1:100

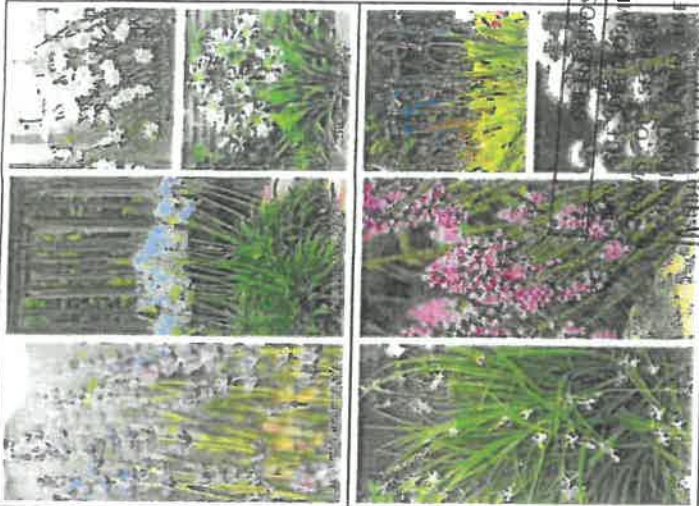
**Existing landscaping in the back garden to remain



GENERAL NOTES:

LEGEND:

Plant Palette	RATE	CITY
Planting Mix 1: SEE LAYOUT	40off	
Agapanthus silver baby	20off	
Agapanthus Peter Pan	40off	
Scabiosa incisa (white)	20off	
Chlorophytum saundersiae	20off	
Aristea major	20off	
Agathoema ciliata	20off	
Selago consociens	20off	
Lowender (Lagerstroemia)	11off	
In raised planter	20off	



STELLENBOSCH MUNICIPALITY
 ENT PLAN IS APPROVED IN
 60 OF THE STELLENBOSCH
 PLANNING BY-LAW (2015),
 WITH THE FOLLOWING CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER
 14/11/2022
 DATE

Drawing no: 660FH-06-2022.
 Dated: 23.02.2022.



PLANTING MIX 1: 1m²
 2 x Agapanthus 'Silver baby'
 2 x Agapanthus 'Silver blue'
 1 x Scabiosa incisa (white)

Plant Palette per bed

Plant Palette	1	2	3	4	5
Planting Mix 1: SEE LAYOUT	1.5/m ²	7/m ²	3.4/m ²	4.2/m ²	5.6/m ²
Agapanthus 'Silver baby'	2/m ²	14off	7off	8off	11off
Agapanthus Peter Pan	2/m ²	14off	7off	8off	11off
Scabiosa incisa (white)	1/m ²	7off	3off	4off	6off
Chlorophytum saundersiae	4off	10off	11off	11off	17off
Aristea major	2off	4off	4off	4off	4off
Agathoema ciliata	2off	4off	4off	4off	5off
Selago consociens	2off	4off	4off	4off	5off



15 NERINA STREET

8

ANNETTE ZULCH
Designs

16 Nerina Street, Franschhoek
 ERF 660

SOFT LANDSCAPE PLAN

DATE: 23.02.2022
 DRAWING NUMBER: 660FH-06-2022
 DRAWN BY: ANNETTE ZULCH
 CHECKED BY: ANNETTE ZULCH
 PROJECT: 16 NERINA STREET, FRANSCHOOK ERF 660

DESIGNER: ANNETTE ZULCH
 DATE: 23.02.2022
 DRAWING NUMBER: 660FH-06-2022
 DRAWN BY: ANNETTE ZULCH
 CHECKED BY: ANNETTE ZULCH
 PROJECT: 16 NERINA STREET, FRANSCHOOK ERF 660



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ANNEXURE F



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ◦ Aan: Director: Planning + Economic Development
Att Aandag Bulelwa Mdoda
From ◦ Van: Principal Technician: Development (Infrastructure Services)
Author ◦ Skrywer: Colin Taylor
Date ◦ Datum: 24 February 2022
Our Ref ◦ Ons Verw: Civil LU 2243
Your Ref: LU/12793
Re ◦ Insake: Erf 660, Franschhoek: Revised Site Development Plan

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

1. **Civil Engineering Services**
 - 1.1 No objection, no municipal services are affected.
2. **Roads**
 - 2.1 The cost of the installation of the access is for the account of the applicant.
3. **Development Charges (DCs)**
 - 3.1 The following DC's are payable: See Development Charge Calculation attached.
 - 3.2 The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.
 - 3.3 The appropriate DC's are payable before building plan approval.
4. **Electrical Engineering**
 - 4.1 Refer to Annexure: Electrical

Colin Taylor Pr Tech Eng
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	Thursday, 24/Feb/2022
Date	2021/22
Financial Year	
Erf Location	
Erf No	660
Erf Size (m ²)	
Suburb	
Applicant	Nicky (PZ Plan)
Approved Building Plan No.	PROPOSED SITE DEVELOPMENT & LANDSCAPING PLAN Drawing No: 03 Rev: 8

SUMMARY OF DC CALCULATION

Units)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	Kil/day	Kil/day	litre/c	litre/c	litre/day	litre/day	
Total Increased Services Usage	0,800	0,760	0,020	0,075	6,25	6,3	
Total Development Charges before Deductions	R 22 760,77	R 12 654,60	R 1 439,88	R 4 314,53	R 41 836,70	R 16 772,70	R 99 679,56
Total Deductions							
Total Payable (excluding VAT)	R 22 760,77	R 12 654,60	R 1 439,88	R 4 314,53	R 41 836,70	R 16 772,70	R 99 679,56
VAT	R 3 414,11	R 1 983,20	R 215,98	R 647,22	R 8 275,50	R 2 515,91	R 14 951,93
Total Payable (including VAT)	R 26 174,88	R 14 637,80	R 1 655,86	R 4 961,75	R 48 112,20	R 19 288,61	R 114 631,52

APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As Above
Amount Paid:	
Data Payment Received	
Receipt Number	

Transchack

Infrastructure Type (application? (check))	Unit Type	Existing Usage	Proposed New Usage	Increased Usage	Development Change Impact (and VAT)						Total
					Water	Power	Stormwater	Solid Waste	Roads	Community Facilities	
					Yes	Yes	Yes	Yes	Yes	Yes	
Single Residential >1000sqm2	du	sqm (sqm)	du	sqm (sqm)							
Single Residential >250sqm2	du	m2 GFA	du	m2 GFA							
Single Residential >250sqm2	du	m2	du	m2							
Single Residential <250sqm2	du	% GFA	du	% GFA							
Low Density Residential >250sqm2	du	% GFA	du	% GFA							
Low Density Residential <250sqm2	du	% GFA	du	% GFA							
Group Residential >250sqm2	du	% GFA	du	% GFA							
Group Residential <250sqm2	du	% GFA	du	% GFA							
Medium Density Residential >250sqm2	du	% GFA	du	% GFA							
Medium Density Residential <250sqm2	du	% GFA	du	% GFA							
High Density Residential - flats	du	% GFA	du	% GFA							
High Density Residential - student rooms	du	% GFA	du	% GFA							
Local Business - offices	du	% GFA	du	% GFA							
Local Business - retail	du	% GFA	du	% GFA							
General Business - office	du	% GFA	du	% GFA							
General Business - retail	du	% GFA	du	% GFA							
Community	du	% GFA	du	% GFA							
Education	du	% GFA	du	% GFA							
Light Industrial	du	% GFA	du	% GFA							
General Industrial - light	du	% GFA	du	% GFA							
Warehousing	du	% GFA	du	% GFA							
General Industrial - heavy	du	% GFA	du	% GFA							
Heavy Industrial - heavy	du	% GFA	du	% GFA							
Public	du	% GFA	du	% GFA							
Public Open Space	du	% GFA	du	% GFA							
Public Open Space	du	% GFA	du	% GFA							
Natural Environment	du	% GFA	du	% GFA							
Utility Services	du	% GFA	du	% GFA							
Public Roads and Parking	du	% GFA	du	% GFA							
Transport Facility	du	% GFA	du	% GFA							
Unfilled Use	du	% GFA	du	% GFA							
To be calculated based on equivalent demands											

* Completed yellow/green cells.
 ** du = dwelling unit, GFA/Gross livable area.
 *** Higher and if not equal to existing area.

Total Development Change before Deductions	% Deductions per service (R)		Additional Deductions per service - from Section Agreement (sum)		Sub-Total after Deductions (excluding VAT)		VAT	
	Value	%	Value	%	Value	%	Value	%
R22 760.77	R 0.00%		R12 554.69	R 0.00%	R1 439.88	R 0.00%	R4 314.83	R 0.00%
R3 414.11	R 0.00%		R1 893.20	R 0.00%	R215.98	R 0.00%	R41 896.70	R 0.00%
R26 174.88	R 0.00%		R14 457.90	R 0.00%	R1 555.85	R 0.00%	R41 896.70	R 0.00%
							R41 896.70	R 0.00%
							R5 275.50	R 0.00%
							R48 112.20	R 0.00%
							R16 772.70	R 0.00%
							R2 515.91	R 0.00%
							R14 591.95	R 0.00%
							R124 631.50	R 0.00%
							R99 679.56	R 0.00%
							R14 591.95	R 0.00%
							R124 631.50	R 0.00%

Annexure: Electrical

Colin Taylor

From: Martin Slabber <Martin.Slabber@stellenbosch.gov.za>
Sent: Friday, 14 January 2022 08:38
To: Development Admin
Subject: RE: COMMENT ON LAND USE APPLICATION: ERF 660 FRANSCHHOEK

GENERAL: None

CONDITIONS: If any electrical services have to move-, remove-, change or upgrade - apply via recoverable cost application, for applicants cost.

Subject to SANS 10142,204-1-2008, energy savings and efficiency implementation and Municipal bylaws - Only existing electrical connection is available.

1. Installation of 10A electrical control units 2. Solar water heating/heat pump installation 3. Energy efficient lighting
4. Roof insulation 5. Cooking with gas fired appliances 6. Control air conditioning equipment with energy saving devices 7. Pre-heat at least 50% of hot water with alternative energy saving devices


TX

Groete:
Martin Slabber
Supt. Dwarsrivier Elect.
Engineering Services



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PO Box 17, Stellenbosch, 7599

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Published at the following link: <http://www.stellenbosch.gov.za/main/pages/disclaimerpage.htm>

From: Development Admin <Development.Admin@stellenbosch.gov.za>
Sent: Friday, 14 January 2022 08:28
To: Martin Slabber <Martin.Slabber@stellenbosch.gov.za>
Subject: FW: COMMENT ON LAND USE APPLICATION: ERF 660 FRANSCHHOEK

Goeie dag Martin,

Hoop dit gaan goed,