



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12056

Our File Reference Number: Farm 1661, Paarl

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 CONSENT USE: FARM 1661 PAARL DIVISION**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That the **Permission required in terms of restrictive title deed condition** no:3 on page 6 of Title Deed No T87089/2003, in order to utilize the existing farm store building as a function venue, on Farm 1661/0 Paarl Division,

### **BE GRANTED.**

- 2.2 The application made in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Farm 1661/0, Paarl Division for the following; -
  - a. **Consent Use** in terms of Section 15 (2) (o) of the said By-law, for Tourist Facility to utilize the existing farm store building as a function venue.

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

### **2.3 Conditions of Approval:**

- (a) The approval applies only to the application under consideration as indicated on Drawing plans No: 20-23-03, 20-23-02, 20-23-01, drawn by Graham Goosen Architects, dated 15/09/2020 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

- (b) The development shall be implemented substantially in accordance with the Site Development Plan referenced as Drawing plans No: 20-23-03, drawn by Graham Goosen Architects, dated 15/09/2020 and attached as **Annexure C**.
- (c) 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.
- (d) The conditions imposed by the Director: Engineering Services as contained in their memo dated 12 February 2021, attached as **Annexure I**, be complied with.
- (e) The tourist activities should be subservient or related to the dominant agricultural use of the property.
- (f) The proposed function venue shall be limited to 574m<sup>2</sup>.
- (g) No directional signage may be erected without the prior approval of the Provincial Roads Engineer and the Municipality.
- (h) Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- (i) The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- (j) Building plans must be generally in accordance with the layout plans as referenced Drawing Plans No: 20-23-03, 20-23-02, 20-23-01, drawn by Graham Goosen Architects, dated 15/09/2020 and attached as Annexure C.
- (k) Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

#### 2.4 The reasons for the above decision are as follows:

- (a) The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape;
- (b) The development proposal will have no negative impact on the agricultural potential of the subject land unit as no viable agricultural land will be lost;

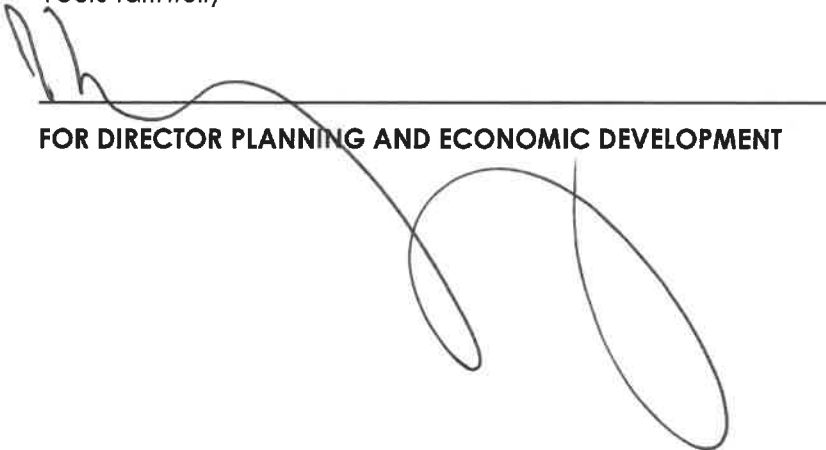
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of 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](mailto: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



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

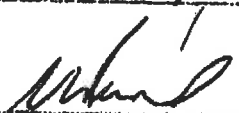
23/3/2022  
DATE:

## **ANNEXURE B: TITLE DEED**

171

Prepared by me

  
 CONVEYANCER  
 VAN WYK, W J

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <i>PORTION 1 OF THE FARM N° 164</i> IN RESPECT OF	
= <i>52,85 36 HA</i>	RESTANT REMAINDER <i>40,58 24 HA</i>
T 87089/2003	 REGISTRATEUR/REGISTRAR
18/9/03	

EG R. .... <i>95,00</i> R. ....
--

6 FT SE

T 87089/2003
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**CERTIFICATE OF CONSOLIDATED TITLE**

(Issued under the Provisions of Section 40 of the Deeds Registries Act, 1937  
 (No. 47 of 1937))

WHEREAS

**ISLANMORE ESTATES (PROPRIETARY) LIMITED**  
 NO. 1988/004356/07

have applied for the issue to the Company of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937;

AND WHEREAS the Company is the registered owner of:

1. REMAINDER OF FARM NO. 1389 PAARL, IN THE STELLENBOSCH MUNICIPALITY, DIVISION OF PAARL, IN THE WESTERN CAPE PROVINCE;  
Held by Deed of Transfer No. T 13201/1989

2. REMAINDER OF THE FARM NO 1448, PAARL, IN THE STELLENBOSCH MUNICIPALITY, DIVISION OF PAARL, IN THE WESTERN CAPE PROVINCE;

Held by Certificate of Consolidated Title No. T 11325/1995

WHICH properties have been consolidated into the land hereinafter described;

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that the said:

ISLANMORE ESTATES (PROPRIETARY) LIMITED  
NO. 1988/004356/07

Or Assigns  
is the registered owner of:

THE FARM NO. 1661, IN THE STELLENBOSCH MUNICIPALITY, DIVISION OF PAARL, IN THE WESTERN CAPE PROVINCE;

IN EXTENT: 93,4360 (NINETY THREE comma FOUR THREE SIX NIL) hectares

As will appear from Diagram S.G. No. 171/2002 hereto annexed.

I. IN SO FAR the portion marked A c d e f g h j S T on Diagram No. 171/2002 is concerned,

A. SUBJECT to the conditions contained in Deed of Transfer No. T11626/1948;

B. SUBJECT to the following endorsement on Deed of Transfers Nos. T341/1982 and T29121/1977, namely:

"Kragtens Notariële Akte Nr. K210/88S gedateer 4 Maart 1988 is die binnegemelde eiendom onderhewig aan 'n ewigdurende water pylpleiding ten gunste van die Munisipaliteit van Kaapstad binne



- (1) die Serwituutgebied geletter a b c d e f of Serwituutkaart Nr. 3735/80 ten opsigte van die Plas Roberts Valley 1155, geleë in die Afdeling Paarl, groot 197,2015 Hektaar, en
- (2) die Serwituutgebied geletter a b op die Serwituutkaart Nr. 2348/80 ten opsigte van Gedeelte 1 (Die Klip Annex) van die plaas 1150 geleë soos bo, groot 4,7293 Hektaar soos meer volledig sal blyk uit die gesegde Notariële Akte met Serwituutkaarte aangeheg

which lines in (1) above are indicated by the figure c d e f x y and in (2) above by the figure y z on Diagram No. 171/2002."

II. IN SO FAR the portion marked S j k R on Diagram No 171/2002 is concerned:

- A. SUBJECT to the conditions contained in Deed of Transfer issued in favour of J.P. Le Roux by virtue of the provisions of Section 14 of 1978 on 16 December 1980 (Paarl Quitrents Book I No. 7), Nos. III. V. and VI of which is indicated in paragraph 1.B. above.
- B. SUBJECT to the following endorsement on Deeds of Transfer Nos. T341/1982 and T29121/1977, as set out in paragraph I. B. above.

III. IN SO FAR as the land represented by the figures y<sup>1</sup> B C D E F G H J K L M x<sup>1</sup> and b c<sup>1</sup> P a on said Diagram No. S.G. 171/2002 is concerned:

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T11626/1948;

IV. IN SO FAR as the land represented by the figure c y<sup>1</sup> x<sup>1</sup> M N P c<sup>1</sup> b a j h g f e d on said Diagram No. SG. 171/2002 is concerned:

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T.11626/1948;

- B. SUBJECT to the following condition contained in Deed of Transfer No. T29121/1977 and No. T341/1982, which endorsement reads:

"Kragtens Notariële Akte Nr. K210/88 S gedateer 4 Maart 1988 is die binnegemelde eiendom onderhewig aan 'n ewigdurende waterpypleiding ten gunste van die Munisipaliteit van Kaapstad binne:-

w

die Servituutgebied geletter a b c d e f of Servituutkaart Nr. 3735/80 ten opsigte van die Plass Roberts Valley 1155, geleë in die Afdeling Paarl, groot 197,2015 Hektaar, en soos meer volledig sal blyk uit die gesegde Notariele Akte waarvan 'n afskrif hieraan geheg is."

the western boundary of which servitude pipeline is lettered c d e f on Diagram No. SG. 171/2002.

V. IN SO FAR as the land represented by the figure j P Q k on said Diagram No. SG. 171/2002 is concerned, :

A. SUBJECT to the conditions referred to in the Deed of Grant issued in favour of J.P. le Roux in terms of the provisions of Section 14 of 1878 dated 16<sup>th</sup> December, 1880 (Paarl Cullerens Book I No. 7) numbers III, V and VI of which read as follows:

"III. That all roads and thoroughfares described in the diagram shall remain free and uninterrupted unless the same be closed or altered by competent authority.

V. That the State shall at all times have the right of resuming the whole or a portion of the land hereby granted if required for public purposes on payment to the proprietor of such sum of money in to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be awarded by appraisers appointed in manner provided in the preceding Condition IV.

VI. That the rights of the proprietor shall not extend to any deposits of gold, silver or precious stones which may at any time be, or be discovered, on the land hereby granted."

AND that by virtue of these presents the said ISLANMORE ESTATES (PROPRIETARY) LIMITED, NO. 1988/004358/07 is now and henceforth shall be entitled thereto conformably to local custom, the State however reserving its rights.

In witness whereof, I the said Registrar, have subscribed to these presents and have caused the seal of office to be affixed thereto.

h

THUS DONE and EXECUTED at the office of the Registrar of Deeds at Cape Town,  
on this 18<sup>th</sup> day of September in the year Two Thousand and Three  
(2003).



REGISTRAR OF DEEDS

6 (CERTIFICATE OF CONSOLIDATED TITLE 187089/03.)

**"Remainder**

By Certificate of Registered Title No. T 87089/03. the land hereby held is subject to the following conditions imposed by the Local Authority in terms of Act 21 of 1940 when approving the subdivision of the land hereby conveyed, which conditions are also applicable to the remainder:

1. the property may not be further subdivided without the written approval of the Controlling Authority as defined in Act 21/1940;
2. not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the property except with the written approval of the Controlling Authority as defined in Act 21/1940;
3. no store or place of business whatsoever may be opened or conducted on the property without the written approval of the Controlling Authority as defined in terms of Act 21/1940; and
4. no building or structure whatsoever may be erected within a distance of 95 metres from the centerline of Divisional Road 1351 without the written approval of the Controlling Authority as defined in Act 21/1940."

DEEDS OFFICE

CAPE TOWN

18/9/2003.

  
REGISTRAR OF DEEDS

7

ENDORSEMENT

By Deed of Transfer No T 95191 (2004) the within mentioned property is

SUBJECT to a Servitude Road, 6 metres wide, the eastern boundary whereof is represented by the line LPQ on Diagram SG No. 172/2002 annexed to Certificate of Registered Title No. T 87090/2003 in favour of PORTION 1 OF THE FARM NO. 1681 in the Stellenbosch Municipality, Division of Paarl, in the Western Cape Province.

IN EXTENT : 52,8536 (FIFTY TWO COMMA EIGHT FIVE THREE SIX) HECTARES.

Held by the above Title Deed.

2004-09-29

REGISTRAR OF DEEDS

  
CAPE TOWN  
DEEDS OFFICE

FOR FURTHER ENDORSEMENTS  
SEE PAGE.....8.....

8

VA 00000572672007

Die onderstaande...  
 (i)  
 (ii)  
 2007-07-20  
*[Signature]*

REMNICEK

WP

<b>VERBIND</b>		<b>MORTGAGED</b>		<b>BC</b> 32584/10
VIR FOR R 14 000 000,00				<b>GEKANSELLEER CANCELLED</b>
<b>B</b> 068466/07	<i>[Signature]</i>		REGISTRATEUR/REGISTRAR	
2007-07-20	REGISTRATEUR/REGISTRAR		27 JUL 2000	

VIR ENDOSSEMENTE KYK BIADSY 9  
 FOR ENDORSEMENTS SEE PAGE .....ET SEQ.

9

T 87089 2003

VA 003837110

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry  
Cape Town

18 JUN 2010

Assi. Registrar of Deeds

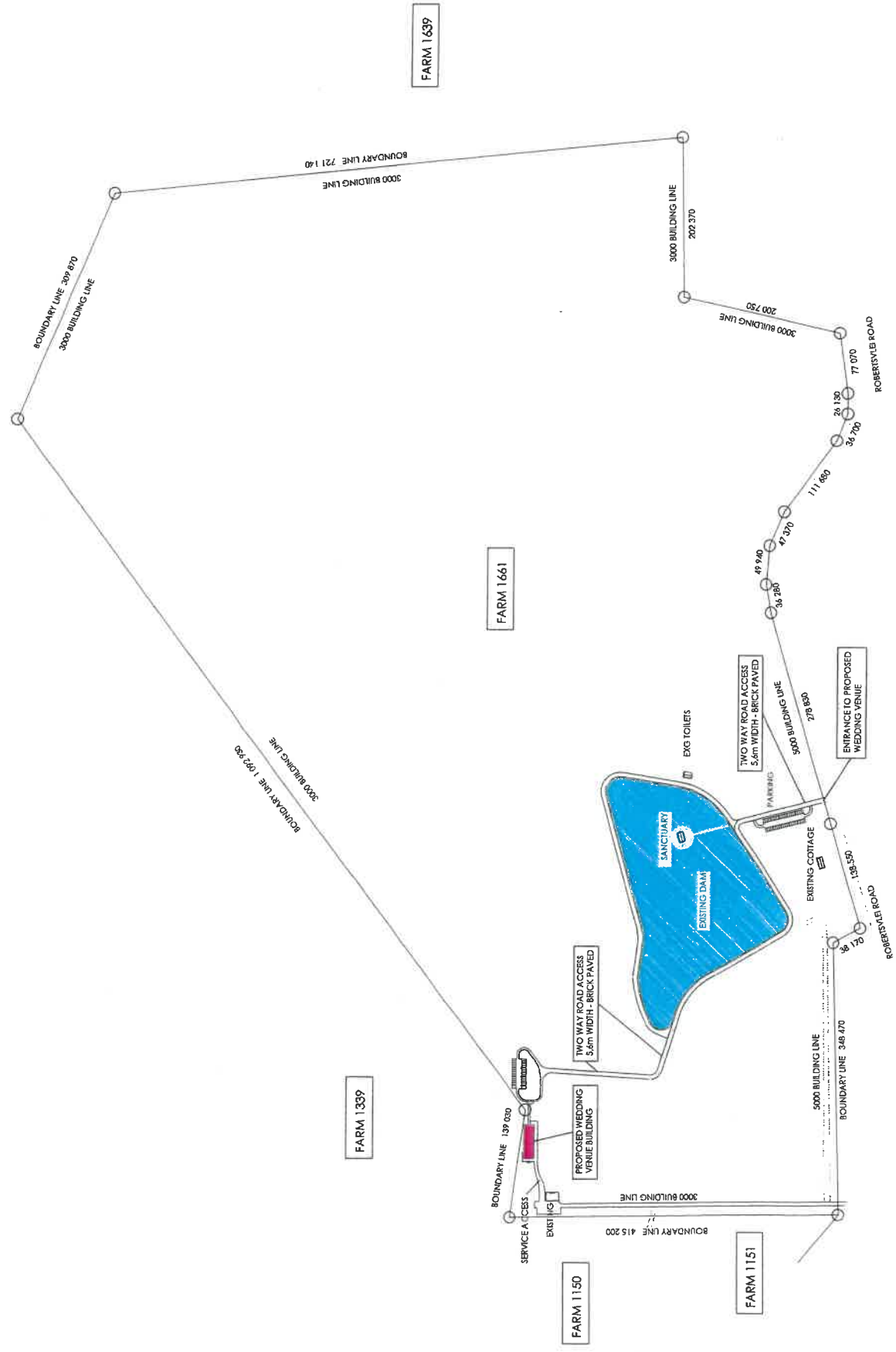
## **ANNEXURE C: SITE DEVELOPMENT PLAN**





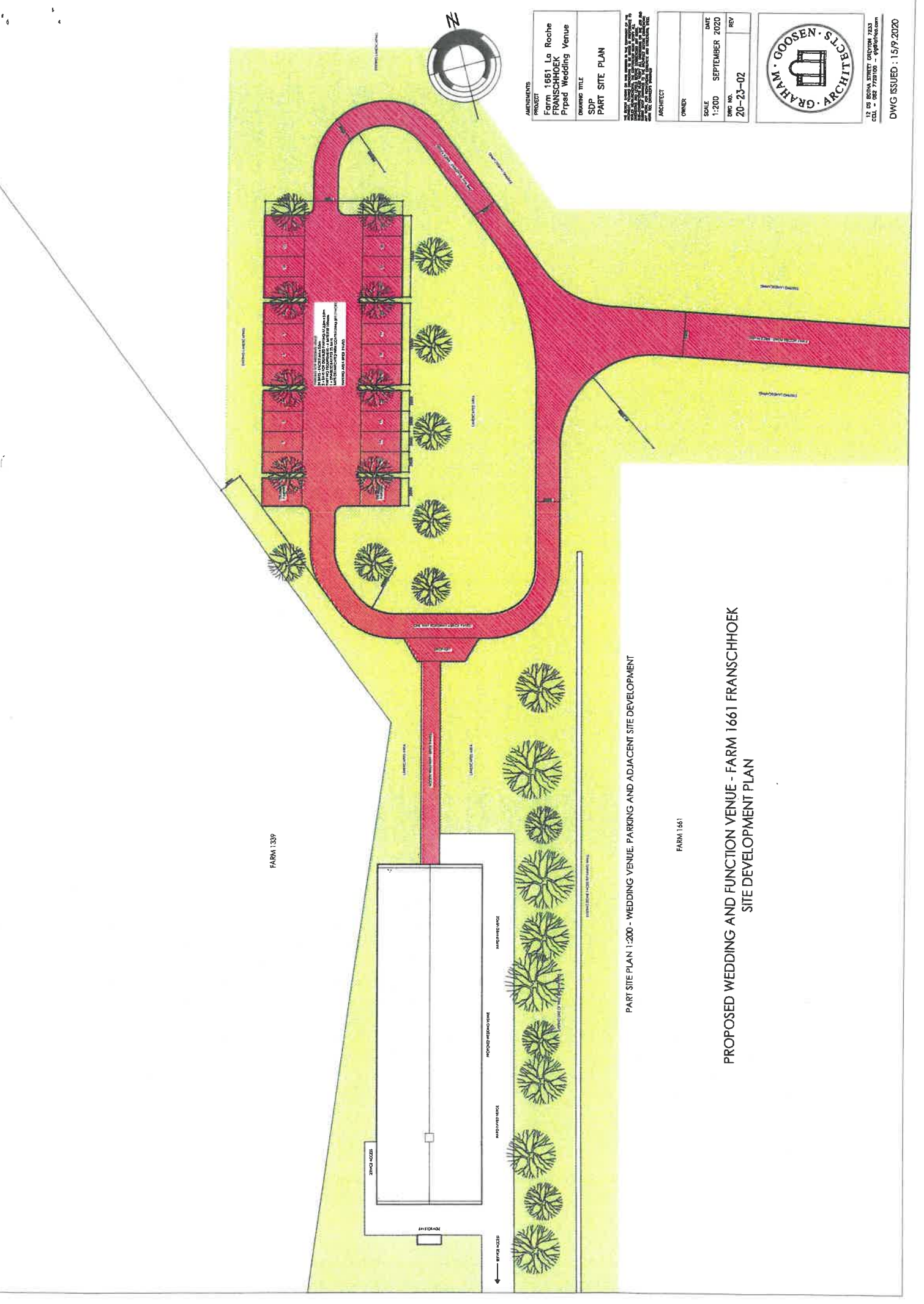
AMENDMENTS	PROJECT	DATE
	Farm 1661 La Roche	1:2500
	FRANSCHHOEK	SEPTEMBER 2020
	Prspad Wedding Venue	DWG NO.
	SDP	20-23-03
	SITE PLAN	REV
<small>THE USER'S ACCEPTANCE OF THIS DRAWING IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</small>		
ARCHITECT	OWNER	

12 05 BOMBA STREET CAPE TOWN 7833  
 TEL. + 27 21 521 100 - www.grahamgoosen.com  
 DWG ISSUED : 15/9/2020



SIDE DEVELOPMENT PLAN - OVERALL SITE - 1:2500  
 PROPOSED WEDDING AND FUNCTION VENUE - FARM 1661 FRANSCHHOEK  
 SITE DEVELOPMENT PLAN

TO FRANSCHHOEK



FARM 1339

FARM 1561

PART SITE PLAN 1:200 - WEDDING VENUE, PARKING AND ADJACENT SITE DEVELOPMENT

PROPOSED WEDDING AND FUNCTION VENUE - FARM 1661 FRANSCHHOEK  
SITE DEVELOPMENT PLAN

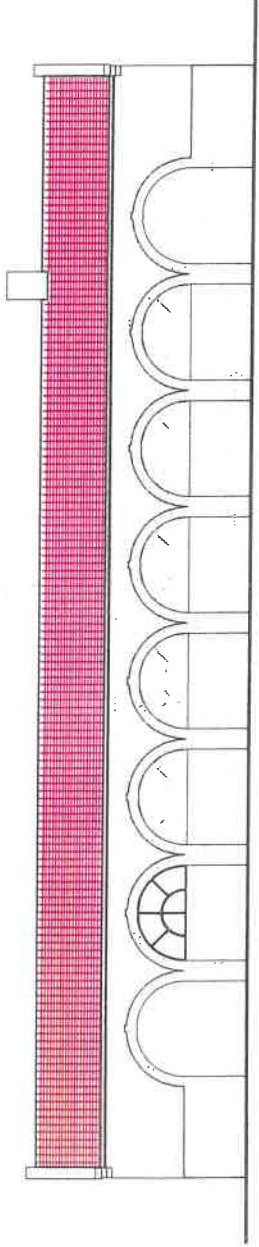
AMENDMENTS	PROJECT
	Farm 1661 La Roche FRANSCHHOEK Proposed Wedding Venue
	DRAWING TITLE
	SDP PART SITE PLAN

THIS DRAWING IS THE PROPERTY OF GRAHAM GOOSEN ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GRAHAM GOOSEN ARCHITECTS. THE CLIENT ACCEPTS THAT THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE CLIENT ACCEPTS THAT THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

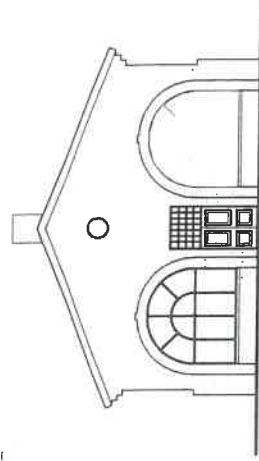
ARCHITECT	OWNER
SCALE	DATE
1:200	SEPTEMBER 2020
DWG NO.	REV
20-23-02	



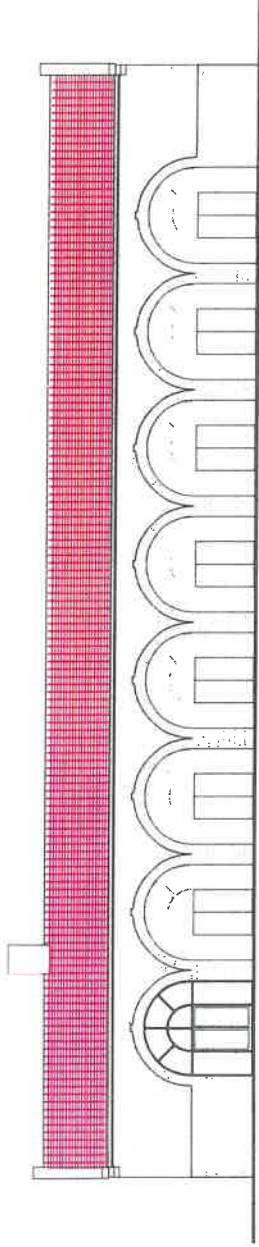
12 DE BOER STREET, CAPETOWN 7831  
TEL: +27 21 724100 - ggoosen.com  
DWG ISSUED: 15/9/2020



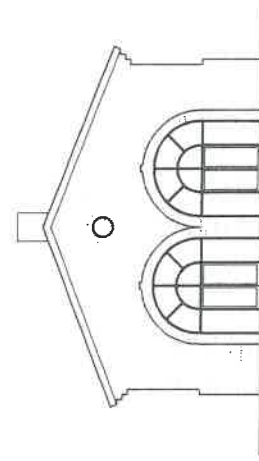
WEST ELEVATION 1:100



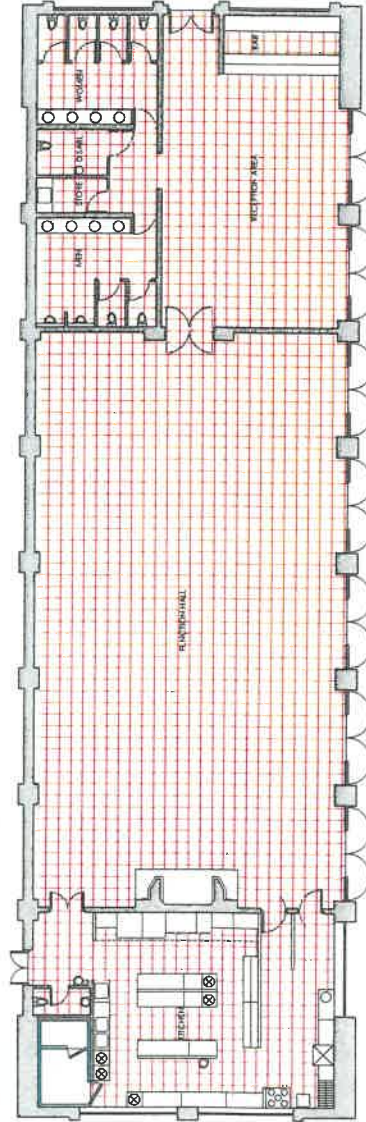
NORTH ELEVATION 1:100



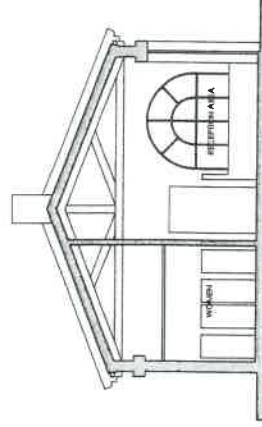
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



GROUND FLOOR PLAN 1:100  
GROSS AREA 577sqm



SECTION CC 1:100



ALIGNMENTS	PROJECT	1661 Ls Roche FRANSCHHOEK Proposed Wedding Venue
	DRAWING TITLE	SDP PLAN ELEVATIONS SECTION
	ARCHITECT	G.RAHAM · GOOSEN · S.JELLET'S
	OWNER	
	SCALE	1:100
	DATE	SEPTEMBER 2020
	DWG. NO.	20-23-01
	REF	

15 DE BEER STREET, ROSEBURY, TOWN  
CELL - 082 7720100  
WWW.GRAPHICARTISTS.CO.ZA

DWG ISSUED : 15/9/2020

PROPOSED WEDDING AND FUNCTION VENUE - FARM 1661 FRANSCHHOEK  
SITE DEVELOPMENT PLAN

**ANNEXURE I: COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES**



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# **MEMORANDUM**

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

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**To ▫ Aan:** Director: Planning + Economic Development  
**Att Aandag** Nolusindiso Momoti  
**From ▫ Van:** Manager: Development (Infrastructure Services)  
**Author ▫ Skrywer:** Tyrone King  
**Date ▫ Datum:** 12 February 2021  
**Our Ref ▫ Ons Verw:** Civil LU 2115  
**Your Ref:** LU/12056  
**Re ▫ Insake:** Farm 1661, Paarl: Consent Use for Tourist Facility to utilise the existing festival Hall (574m<sup>2</sup>) as a function venue.

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

This recommendation for approval is based on the following parameters:

- Total GLA: 574 m<sup>2</sup> (Function venue)

Any development beyond these parameters would require a further approval from this Directorate.

Background: According to the information in the application, this building plans have been previously approved for a 574m<sup>2</sup> farm store. This building already exists and application is to use the existing building as a function venue.

**1. Water**

- 1.1 There is no municipal water network in the area and the Developer / Owner will be responsible for potable water supply.
- 1.2 The potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.

**2. Waste Water and Sewage**

- 2.1 Sewer treatment and disposal is proposed to be via a package plant system. The following conditions apply:
  - 2.1.1 Provide proof of approval from the Department of Water and Sanitation for the proposed plant.
  - 2.1.2 The design and construction supervision of the facility must be undertaken by a suitably qualified professional (i.e. ECSA registered professional engineer), who at the completion of the work, certifies that the installation is complete and to the required standard in all respects.
  - 2.1.3 An operation and maintenance manual must be supplied with the installed plant.
  - 2.1.4 A maintenance agreement must be entered into between the owner and the waste water treatment system service provider and proof thereof be furnished to the Municipality's Water Services Department.
- 2.2 Alternatively a conservancy tank may also be considered.

**3. Solid Waste**

- 3.1 Solid waste must be removed from the site to a legal solid waste disposal site in accordance with the requirements of section 20 of the Environmental Conservation Act 1989 (Act 73 of 1989).

**4. Roads**

- 4.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 4.2 All the conditions set by the District Roads Engineer will be applicable.

**5. Development Charges (DCs)**

- 5.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 5.2 The DC's were calculated by using the 2020/2021 tariff structure. If DC's are paid after 30 June 2021 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 5.3 The DC's are payable before building plan approval.
- 5.4 If building plans are not applicable then the DC's are payable before the building is put to its intended use.

**6. Electrical Engineering: Comments and Conditions from Mr Martin Slabber (Supt Dwarsrivier Elect)**

- 6.1 Comments: Outside electrical network area – Eskom



**TYRONE KING Pr Tech Eng  
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2.0 DEVELOPMENT\00 Developments\2115 (TK) Farm 1661 Paarl (LU-12056)\2115 (TK) Farm 1661 Paarl (LU-12056).doc

## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	Civil LU 2155 (LU/12056)
Date	Monday, 23/Nov/2020
Financial Year	2020/21
Erf Location	
Erf No	Farm 1661
Erf Size (m <sup>2</sup> )	
Suburb	
Applicant	
Approved Building Plan No.	Consent Use Plan File No P1980/85 (3) dated October 2020 by DHBA.

### SUMMARY OF DC CALCULATION

Units)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	2.296	2.009	0.046	0.230	51.66	51.7	
Total Development Charges before Deductions				R 12 835.55	R 373 361.53	R 8 315.78	R 394 512.86
Total Deductions							
Total Payable (excluding VAT)				R 12 835.55	R 373 361.53	R 8 315.78	R 394 512.86
VAT				R 1 925.33	R 56 004.23	R 1 247.37	R 59 176.93
Total Payable (including VAT)				R 14 760.88	R 429 365.77	R 9 563.14	R 453 689.79

### APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	



Franschhoek												Development Change levied (and VAT)					Total
Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Water	Sewer	Storm-water	Solid-waste	Roads	Community Facilities					
Infrastructure Type applicable? (yes/no)												no	no	no	yes	yes	yes
du	m2 GLA	area (m2)	du	% GLA	area (m2)	m2 GLA	% GLA	du	m2 GLA								
Single Residential >100m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Single Residential >500m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Single Residential >250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Single Residential <250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Less Formal Residential >250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Less Formal Residential <250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Group Residential >250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Group Residential <250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Medium Density Residential >250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Medium Density Residential <250m2	du		0			0	0	R	-	R	-	R	-	R	-	R	-
High Density Residential - flats	du		0			0	0	R	-	R	-	R	-	R	-	R	-
High Density Residential - student rooms	du		0			0	0	R	-	R	-	R	-	R	-	R	-
Local Business - office	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Local Business - retail	m2 GLA		0%		574	0%	574	R	-	R	-	R	12 835.55	R	373 361.53	R	8 315.78
General Business - office	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
General Business - retail	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Community	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Education	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Light Industrial	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
General Industrial - light	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
General Industrial - heavy	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Noxious Industrial - heavy	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Resort	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Public Open Space	m2		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Private Open Space	m2		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Natural Environment	m2		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Utility Services	m2 GLA		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Public Roads and Parking	m2		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Transport Facility	m2		0%			0%	0	R	-	R	-	R	-	R	-	R	-
Unbided Use			0%			0%	0	R	-	R	-	R	-	R	-	R	-
Special																	
To be calculated based on equivalent demands																	

\* Complete yellow/green cells.

\*\* du = dwellings unit, GLA=Gross lettable area.

\*\*\* displays red if not equal to existing area

Total Development Charges before Deductions	R0.00	R0.00	R0.00	R12 835.55	R373 361.53	8 315.78	R394 512.86
% Deductions per service (%)	R0.00	R0.00	R0.00	R0.00	R0.00	R0.00	R0.00
% Deductions per service (amount)	R0.00	R0.00	R0.00	R0.00	R0.00	R0.00	R0.00
Additional Deduction per service - from Service Agreement (szm)	R0.00	R0.00	R0.00	R12 835.55	R373 361.53	8 315.78	R394 512.86
after Deductions (excluding VAT)	R0.00	R0.00	R0.00	R1 925.23	R56 004.23	1 247.37	R59 176.93
	R0.00	R0.00	R0.00	R14 760.88	R439 365.77	9 563.14	R453 689.77

## Tyrone King

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**From:** Martin Slabber  
**Sent:** Tuesday, 24 November 2020 08:35  
**To:** Joy Julius  
**Subject:** RE: Farm 1661 Paarl (LU-12056) Application for a Consent Use: Comment

**GENERAL:** None

**COMMENTS:** Outside electrical network area – Eskom.

TX

**Groete:**  
**Martin Slabber**  
**Supt. Dwarsrivier Elect.**  
Engineering Services

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**From:** Joy Julius  
**Sent:** Friday, 20 November 2020 15:05  
**To:** Martin Slabber <Martin.Slabber@stellenbosch.gov.za>  
**Subject:** Farm 1661 Paarl (LU-12056) Application for a Consent Use: Comment

Good day,

Attached please find the application regarding the above mentioned Farm. Kindly furnish your comment by email, if any, in order to enable to submit the application to the decision making authority for consideration.

**ERF / FARM NUMBER & APPLICATION NUMBER:** Farm 1661 Paarl: LU/12056

### **DESCRIPTION OF THE PROPOSAL**

Application is made in terms of Section 15 (2)(o) for a Consent Use on Farm 1661, Paarl Division for Tourist Facility to utilise the existing festival Hall ( 574m<sup>2</sup>) as a function venue.

**APPLICANT:**