

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

APPLICATION FOR A CONSENT USE AND TECHNICAL APPROVAL: ERF 5426, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 6 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH
 Application Property Number: ERF 5426, STELLENBOSCH
 Applicant: WRAP Project Office
 Contact: Thian Jansen
 Tel: 028 313 1411/072 122 7704
 Email: admin@wrapgroup.co.za
 Owner: SMART VILLAGE APARTMENTS (PTY) LTD
 6 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH
 Tel: 076 579 2579
 Application Reference: LU/TP LU/ 16192 (TP 413/2023)

Description of land development proposal:

1. Application for consent use in terms of section 15(2)(o) of the Stellenbosch Municipal Planning By-law, 2023 to allow an 8-bedroom guest house on Erf 5426, Stellenbosch.
2. Application for technical approval in terms of section 15(2)(g) of the Stellenbosch Municipal Planning By-law, 2023 to utilize a portion (±16sqm) of the existing dwelling house as a home occupation practice for counselling consulting room on Erf 5426, Stellenbosch.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **Attention: T Jansen, WRAP Project Office at Email: admin@wrapgroup.co.za**. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

For purpose of fair administrative action, it is considered reasonable and justifiable to increase the prescribed minimum number of days for public comment over the holiday period (15 December 2023 - 15 January 2024). The comments must be submitted on or before the closing date of **8 February 2024**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for

assistance at the e-mail address provided or telephonically at 028 313 1411 or 072 122 7704 during normal office hours.

Yours faithfully

THIAN JANSEN

PROFESSIONAL TOWN PLANNER (PR. PLN. A/2858/2019)

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon
Fisiese adres van geaffekteerde persoon

AANSOEK OM VERGUNNINGSGEBRUIK EN TEGNIESE GOEDKEURING: ERF 5426, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom:	LE SUEUR STRAAT 6, BRANDWACHT, STELLENBOSCH
Aansoek eiendom beskrywing:	ERF 5426, STELLENBOSCH
Aansoeker:	WRAP Project Office
	Kontak: Thian Jansen
	Tel: 028 313 1411/072 122 7704
	Epos: admin@wrapgroup.co.za
Eienaar:	SMART VILLAGE APARTMENTS (EDMS) BPK
	LE SUEUR STRAAT 6, BRANDWACHT, STELLENBOSCH
	Tel: 076 579 2579
Aansoek Verwysing: LU/TP	LU/ 16192 (TP 413/2023)

Besonderhede van die grondgebruiksaansoek:

1. Aansoek om vergunningsgebruik ingevolge artikel 15(2)(o) van die Stellenbosch Munisipale Beplanningsverordening, 2023 om 'n 8-slaapkamer gastehuis op Erf 5426, Stellenbosch toe te laat.
2. Aansoek om tegniese goedkeuring ingevolge artikel 15(2)(g) van die Stellenbosch Munisipale Beplanningsverordening, 2023 om 'n gedeelte (± 16 vkm) van die bestaande woonhuis te gebruik vir tuisberoeps oefening as spreekkamer vir berading op Erf 5426, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Aandag: T Jansen WRAP Project Office te Epos: admin@wrapgroup.co.za**. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Vir die doeleindes van gelyke administratiewe aksie is dit wenslik en regverdig om die periode vir publieke kommentaar te verleng gedurende die vakansietydperk (15 Desember 2023 - 15 Januarie 2024). Die kommentaar moet ontvang word voor of op die laaste dag van die sluitings datum van **8 Februarie 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 028 313 1411 or 072 122 7704 gedurende normale kantoor ure.

Die uwe

THIAN JANSEN
PROFESSIONELE STADBEPLANNER (PR. PLN. A/2858/2019)

<h1>1. Locality Plan</h1> <h2>Erf 5426 - Stellenbosch (Brandwacht)</h2>	
	Plan prepared by: Thian Jansen
	Tel: 028 313 1411
	Email: admin@wrapgroup.co.za
	Unit B, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200
	 Project Office <small>Town Planning & Project Management</small>



Scale 1 : 4000



1. ABBREVIATIONS

SM	Stellenbosch Municipality
SMZS	Stellenbosch Municipality Zoning Scheme By-Law, 2019
BY-LAW	Stellenbosch Municipality Land Use Planning By-Law, 2015
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Stellenbosch Municipality Spatial Development Framework, 2019

2. PROPERTY DETAILS

Erf Number	Erf 5426 Stellenbosch
Extent	1765m ²
Zoning	Conventional Residential Zone

3. BACKGROUND AND INTENT

The subject property, Erf 5426 Stellenbosch, situated at 6 Le Sueur Street, Stellenbosch (refer to **Plan 1 - Locality Plan**), has been acquired by Smart Village Apartments (Pty) Ltd as an investment property. In their pursuit to maximize its potential, the property owners have entrusted WRAP Project Office to submit this land use application on their behalf (refer to **Annexure A - Power of Attorney**).

The primary objective of the property owners is to repurpose the existing main dwelling into a guest house, capitalizing on the growing demand for accommodation in the area. Recognizing the potential for economic growth and the desire to contribute to the local tourism industry, they envision transforming the property into a welcoming space for visitors seeking a comfortable and memorable stay. By expanding the property's capacity, the owners aim to meet the diverse needs of visitors, further contributing to the local economy and creating employment opportunities.

The proposal to establish a guest house demonstrates the property owners' commitment to sustainable development and their desire to play an active role in the growth of the community. The envisioned improvements not only have the potential to attract more visitors to the area but also to enhance the overall aesthetic and functionality of the property, ultimately benefiting both the property owners and the local community.

To ensure compliance with the SMZS, approval of the following applications is required:

- Technical approval for a home occupation practice; and
- Consent Use for a guest house to be operated.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owner's requirements are met. The following is proposed:

4.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).

After acquiring the property, the owner recognizes its potential as an ideal location for a guest house. Presently, the property features 7 bedrooms with the proposal to utilise the existing lounge as two bedrooms and the owner intends to expand its capacity by converting the existing double garage into additional bedrooms, thus increasing the total number of rooms to 9. To ensure that the property is legally authorized for hosting transient guests and aligns with its intended purpose, the owner plans to apply for consent to use the property as a guest house. The property owners will utilise the existing basement as their bedroom. (as shown in **Plan 4 - Proposed Site Development Plans**).

The objective of this proposal would bring numerous benefits to both the local community and the broader tourism industry. Firstly, a guest house would contribute to the economic growth and development of Stellenbosch. As a popular tourist destination renowned for its rich cultural heritage, breath taking landscapes, and renowned wineries, Stellenbosch attracts visitors from around the world. By providing additional accommodation options, a guest house would cater to the increasing demand for quality lodging, thus encouraging more tourists to choose Stellenbosch as their preferred destination. This, in turn, would lead to increased spending at local businesses, such as restaurants, shops, and tour operators, fostering economic prosperity within the community.

Furthermore, a guest house can generate employment opportunities for the local workforce. Hiring staff members, such as housekeepers, and maintenance personnel, would not only provide stable jobs but also contribute to skills development and capacity building within the hospitality industry. By supporting job creation, the guest house would enhance the livelihoods of local residents and promote social well-being.

In addition to the economic advantages, a guest house can significantly contribute to the cultural enrichment of the area. As visitors stay at the guest house, they would have the opportunity to immerse themselves in the local culture, interact with the community, and experience the unique offerings of Stellenbosch first hand. This cultural exchange can foster mutual understanding and appreciation, promoting a positive image of Stellenbosch as a welcoming and diverse destination.

Moreover, the establishment of a guest house aligns with the municipality's efforts to promote sustainable tourism. By providing an alternative to large-scale hotels, a guest house offers a more intimate and personalized experience for guests, allowing them to connect with the local environment and heritage. This approach fosters a more sustainable form of tourism, minimizing the impact on natural resources and reducing carbon emissions associated with mass tourism. It supports the municipality's vision of responsible tourism, ensuring the long-term preservation of Stellenbosch's natural and cultural assets for future generations.



The main dwelling will be utilised for the operation of the guest house, a total of 8 bedrooms can be supplied to guests.

4.2 Technical approval to allow a home occupation practice in terms of the Zoning Scheme Bylaw, 2019

The subject property is currently zoned as Conventional Residential Zone. The SMZS (Stellenbosch Municipality Zoning Scheme By-Law, 2019) allows the operation of a home occupation practice considering it complies with the parameters set out by within the SMZS:

- “(a) the activity should be of such a limited nature that the operator shall employ no more than two persons;*
- (b) the hours of operation shall be limited to between 07:30 to 18:00 Mondays to Saturdays;*
- (c) the maximum floor area for a home occupation practice (including storage) shall be no more than 30% of the floor area of the buildings on the land unit up to a maximum of 50m².”*

The property owners also have a vision to operate a home occupation practice from the property. One of the property owners is a counsellor, working with clients experiencing a wide range of emotional and psychological difficulties to help them bring about effective change and/or enhance their wellbeing. Clients could have issues such as depression, anxiety, stress, loss and relationship difficulties that are affecting their ability to manage life. The property owners will reside in the main dwelling on the basement level, refer to the building plans.

The home occupation practice is not predicted to be a nuisance to the surrounding area as it is considered a quiet profession. The operation of the home occupation practice will only also only occur within the timeframe parameters set out by the SMZS.

The proposal is to utilise the existing dining area as a multiple use zone, which will also cater to the needs that is required to operate the home occupation.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015);

5.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019; and

6. LAND USE ENVIRONMENT

The subject property is located in a residential area, with open spaces in the surrounding area. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).



7. TITLE DEED

Upon review of Title Deed T3785/2023 (please refer to Annexure B – Title Deed), it has been confirmed that there are no restrictive conditions present that would prohibit the operation of a guest house or the inclusion of a home occupation practice on the property.

8. ZONING

The following zoning parameters were assessed in conjunction with the Conventional Residential Zone zoning as this is a relevant consideration:



MOTIVATION

CONVENTIONAL RESIDENTIAL ZONE			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	<ul style="list-style-type: none"> Dwelling house 	<ul style="list-style-type: none"> Dwelling House 	Comply
Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	<ul style="list-style-type: none"> Bed and breakfast establishment; Home day care centre; Home occupation practice; Home lodging; Second dwelling; Occasional use (one event/year); and Private road. 	<ul style="list-style-type: none"> Home occupation practice 	Applied for and motivated
Consent Uses (application required)	<ul style="list-style-type: none"> Commune; Extramural facility; Group housing; Guest house; House shop; Occasional use (>one event/year); Tourist dwelling unit; and Additional uses exceeding parameters in this chapter. 	<ul style="list-style-type: none"> Guest House 	Applied for and motivated
Development parameters			
Coverage	The greater of 750m ² or 40%		
Height	The maximum number of storeys is 2.	Only one storey is being proposed	Comply
Building Lines	i. The street building line is 4m; and ii. The side building line is 2,5m.	All building lines all being complied with.	Comply



9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water and Sewage

The existing building is connected to the existing networks in the Brandwacht area, which include electricity, water and sewage networks.

Solid Waste

The owners will collect and hold the waste until collection days that will be collected by the SM.

Access and Egress

Access and egress to the subject property is gained from Le Sueur Street and the proposal will not affect this. An additional parking area is being proposed at the front of the property.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owner.

Socio-economic impact	<p>As mentioned, and motivated in Section 2 of this report, to expand thereon:</p> <p><u>Guest House:</u></p> <ul style="list-style-type: none">• Employment Generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community.• Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services.• Small Business Support: Guest houses often collaborate with local suppliers for various needs, such as food, beverages,
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	<p>and other amenities. By sourcing from local businesses, guest houses contribute to their success and sustainability, further strengthening the local economy.</p> <ul style="list-style-type: none">• Cultural Exchange: Guest houses provide a platform for cultural exchange between guests and the local community. Visitors have the opportunity to learn about the local culture, traditions, and way of life, while residents can share their experiences and knowledge, fostering cultural appreciation and understanding. <p><u>Practicing of a Home Occupation Practice:</u></p> <ul style="list-style-type: none">• Entrepreneurship and Small Business Development: Operating a home occupation practice would allow the property owners to establish and grow a small business from their residence. This encourages entrepreneurship, creates employment opportunities, and supports local economic development.• Work-Life Balance: Operating a home occupation practice offers flexibility and work-life balance for individuals, allowing them to pursue their professional goals while managing personal responsibilities.• Reduced Commuting: Home-based businesses contribute to reduced traffic congestion and carbon emissions by eliminating the need for daily commuting, leading to environmental benefits.• Support for Local Services: Home-based businesses often require support from local service providers such as accountants, suppliers, and marketing professionals. This stimulates the local economy and creates a network of collaborative opportunities.
Compatibility with surrounding uses	<ul style="list-style-type: none">• Architectural Harmony: The design and architecture of the guest house, or home occupation space should be in harmony with the existing buildings on the property to ensure coherence with each other. This includes considering the scale, materials, and architectural styles.• Traffic and Parking Management: Consider the impact on traffic flow and parking availability in the area. Adequate on-site parking will be provided to minimize congestion and inconvenience to the surrounding residents.• The property owners will have an open communication system that will maintain open and transparent



MOTIVATION

	communication with the surrounding residents and stakeholders throughout the process.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The proposed improvement to the property is not expected to have a negative impact on heritage as the structure is not considered important in terms of heritage.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal is not predicted to have a significant impact on traffic, parking or access.

To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure the additions are not in contradiction with any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

The subject property is situated within a residential neighbourhood, and the proposed operation of the guest house within the existing main dwelling is not anticipated to have any adverse effects on the surrounding area, no additional structures are being proposed only internal alterations are proposed at this stage. Therefore, measures have been taken to ensure that the views, sunlight, and overall character of the area will be unaffected by the proposed changes.

Economic impact

Approval of the applications will allow the property owners to utilise the property as a guest house which will unlock employment generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community. Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services. enterprises that will in turn employ locals that will aid in the daily operations of the businesses.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties and the addition of a guest house is not predicted to have a negative impact on the surrounding properties.

Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Spatial Planning Policies

The consistency and inconsistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Throughout the PSDF economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure the Provincial economy has a large impact on the National economy.

The continual growth of the Provincial economy means that economic activity should be stimulated in other spheres of the government. This application to provide a guest house in an area where economic activity is relatively low as the area is a residential area, with small home occupation practices in the area. The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The MSDF's purpose is to ensure compliance with national, provincial and municipal legislation policies and principles. The MSDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The MSDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan the MSDF was synthesised through the influence of these policies and frameworks.

Promoting Stellenbosch as a thriving tourist destination is a key priority for the Stellenbosch Municipality (SM) and repeatedly indicated within the MSDF. Recognizing the significance of tourism in driving economic growth and development, there is a growing need to expand the available accommodation options to cater to the increasing number of visitors. In this regard, guest houses play a crucial role in providing both small and larger-scale transient guest accommodation.

By prioritizing tourism, the SM aims to capitalize on the town's unique offerings, including its rich cultural heritage, renowned vineyards, and picturesque landscapes. By attracting more tourists, Stellenbosch can boost local businesses, create employment opportunities,

and stimulate economic activity. However, to fully realize this potential, it is essential to provide adequate and diverse accommodation options that cater to the needs and preferences of different visitors.

Guest houses offer a distinct advantage in this regard. They provide a personalized and intimate experience, allowing guests to immerse themselves in the local culture and lifestyle. With their cozy atmosphere and often locally inspired decor, guest houses offer a charming alternative to traditional hotels. Many visitors appreciate the warm hospitality and personal touch that guest houses provide, making them an attractive choice for those seeking a unique and memorable stay.

Furthermore, guest houses cater to a wide range of budgets, accommodating both budget-conscious travellers and those seeking luxury and exclusivity. This versatility enables Stellenbosch to appeal to a broader spectrum of tourists, ensuring that the town remains accessible and attractive to visitors with varying preferences and financial means.

Expanding the availability of guest houses aligns with the overall vision of the SM to promote sustainable tourism. By encouraging the establishment and growth of guest houses, the municipality can distribute the benefits of tourism more evenly throughout the community, fostering local entrepreneurship and supporting small businesses. This decentralized approach also helps alleviate pressure on popular tourist areas, allowing visitors to explore different parts of Stellenbosch and discover its hidden gems.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to utilise the property for a guest house or home occupation practice the subject property is not predicted to contribute to past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability encompasses planning proposals that lead to viable communities. In line with this principle, the guest house and home occupation practice presented in this proposal offer a pathway for the property owners to maximize the utilization of the existing residential property. By converting it into an economic-contributing property, the proposal has the potential to generate employment opportunities and generate income for various income groups in the surrounding area.

The establishment of a guest house creates a space for tourism and hospitality activities, attracting visitors to the area. This influx of tourists can have a positive economic impact on the community by supporting local businesses, such as restaurants, shops, and tour operators. Additionally, the guest house can provide employment opportunities for local residents, contributing to the livelihoods of individuals in the area.



Spatial resilience

This proposal is not in conflict with any spatial planning policies or other SM regulations which is a hallmark of resilience. The proposal allows for the conversion and utilization of existing structures on the property, such as the main dwelling and the double garage, for different purposes. This flexibility enables the property to respond to changing needs and circumstances, providing opportunities for alternative land use and economic activities.

Good administration

The SM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.

13. EVALUATION

In conclusion, the proposal to expand the use of the property beyond residential purposes offers a significant opportunity to enhance the value of the area and create employment prospects. It ensures a seamless integration with the surrounding neighbourhood, prioritizing harmony and minimizing disruptions. The proposed operating hours will adhere to regulations and by-laws, demonstrating a commitment to maintaining a peaceful coexistence with the local community.

Moreover, the proposal reflects meticulous compliance with relevant spatial planning policies. The applicants have diligently ensured that the proposed uses align with all necessary regulations and guidelines, underscoring their responsible and well-informed approach to urban planning. This adherence to spatial planning policies not only demonstrates the applicants' conscientiousness but also establishes a strong foundation for the successful implementation of the project.

Overall, the proposal exhibits a clear vision for the future use of the property. With its potential to attract tourists, create employment opportunities, and seamlessly integrate into the existing community, the proposal presents an enticing opportunity for sustainable growth and prosperity.

14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Consent Use** for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015); and
- 14.2 Technical approval** for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019.



4. Proposed Site Plan Erf 5426 - Stellenbosch

Schedule of Areas

Site Area - 1765m²

Existing Dwelling - 245m²

Existing Garages - 83,8m²

Covered Patio - 26,9m²

Covered Porch - 8,7m²

Existing Wendy House - 7,5m²

Coverage - 371,9m² / 21,07%

Home Occupation Area

±16m²

Plan prepared by: Thian Jansen
Based on plans provided from JPR Architectural services

All distances are approximate
and subject to a survey

Tel: 028 313 1411

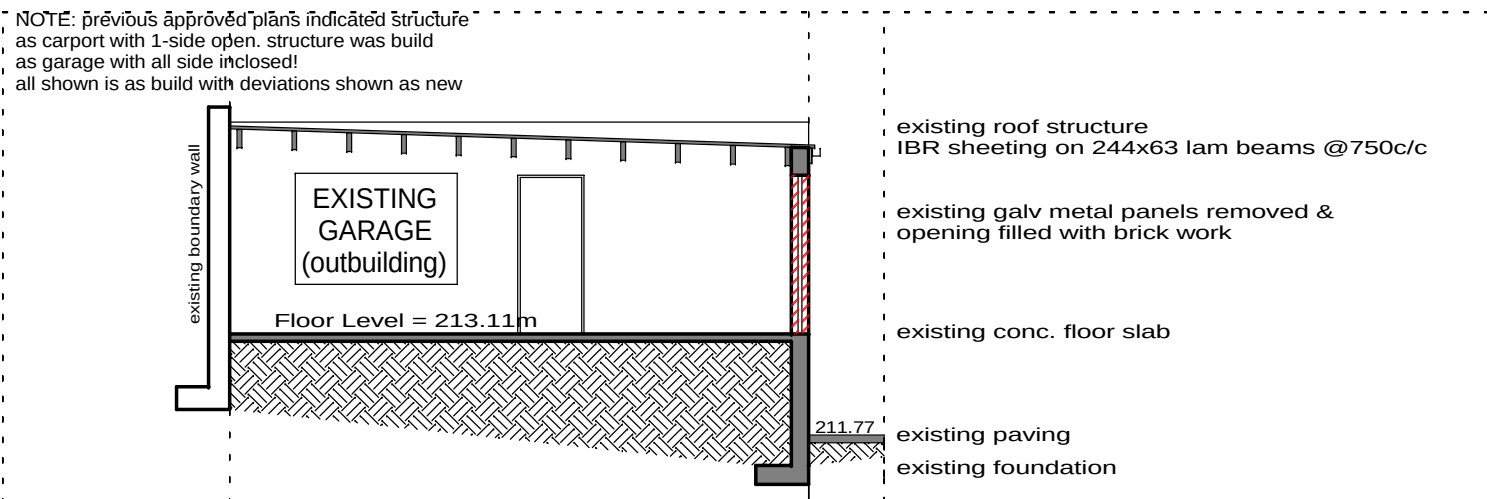
Email: admin@wrapgroup.co.za

Unit B, Standard House, Corner of Royal and Dirkie Uys
Street Hermanus, 7200

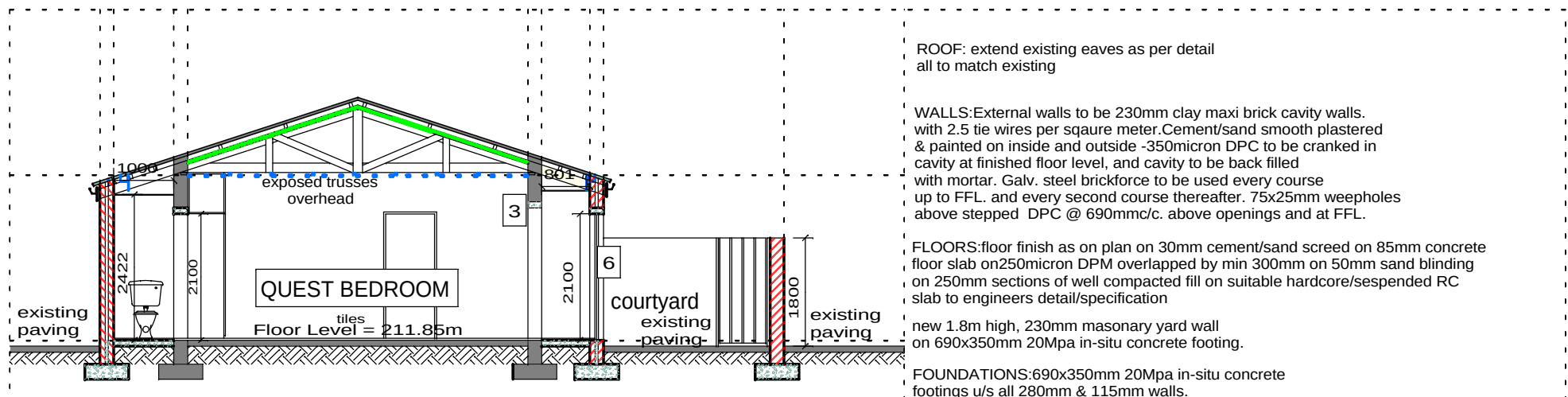




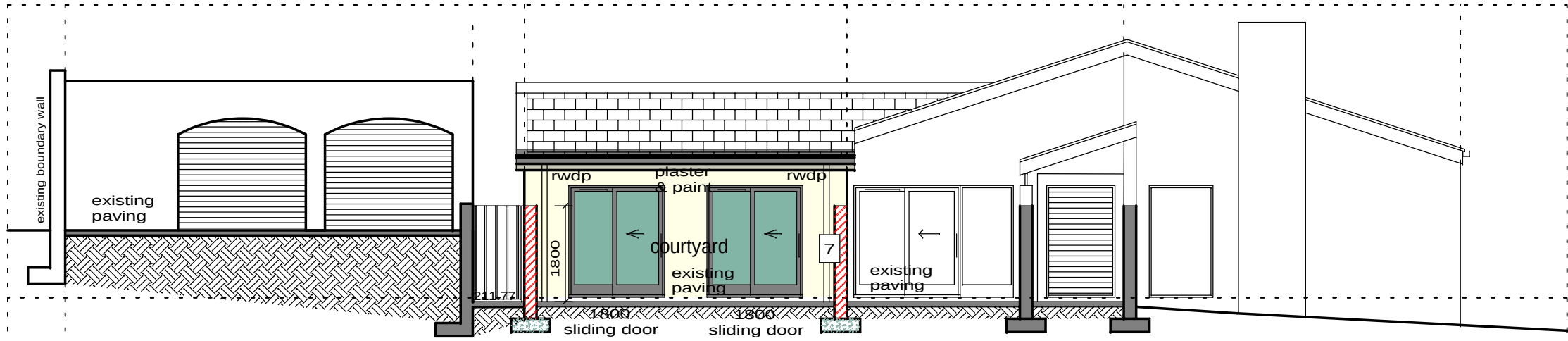
CLIENT



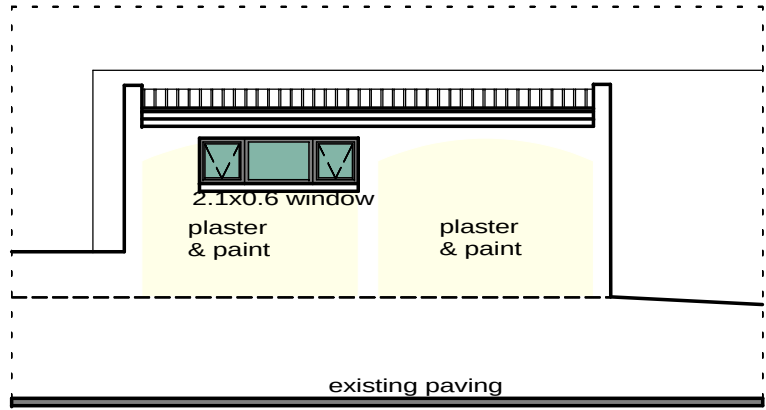
SECTION A-A scale 1:100



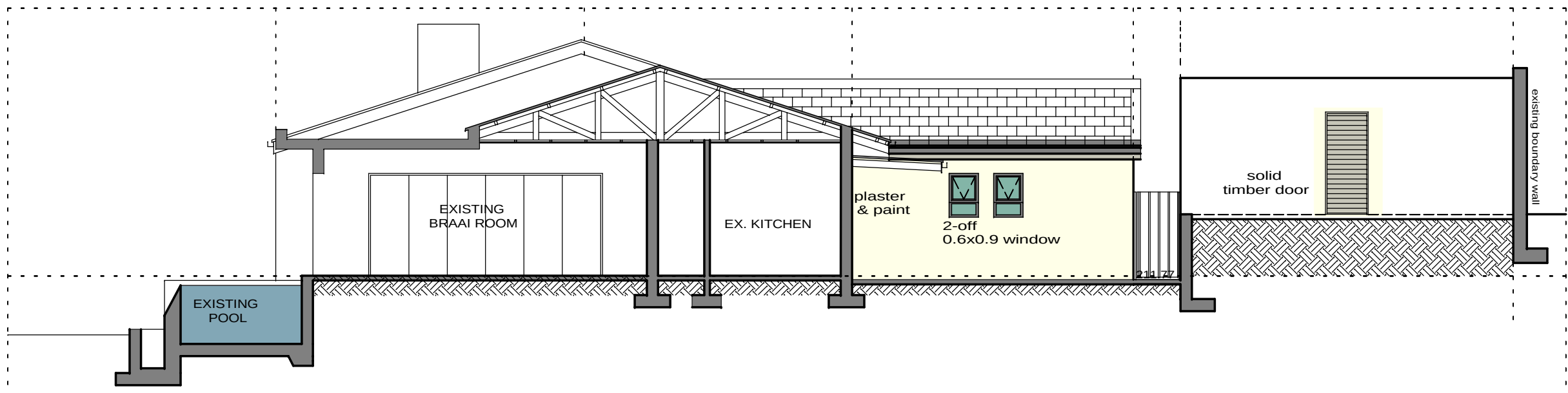
SECTION B-B scale 1:100



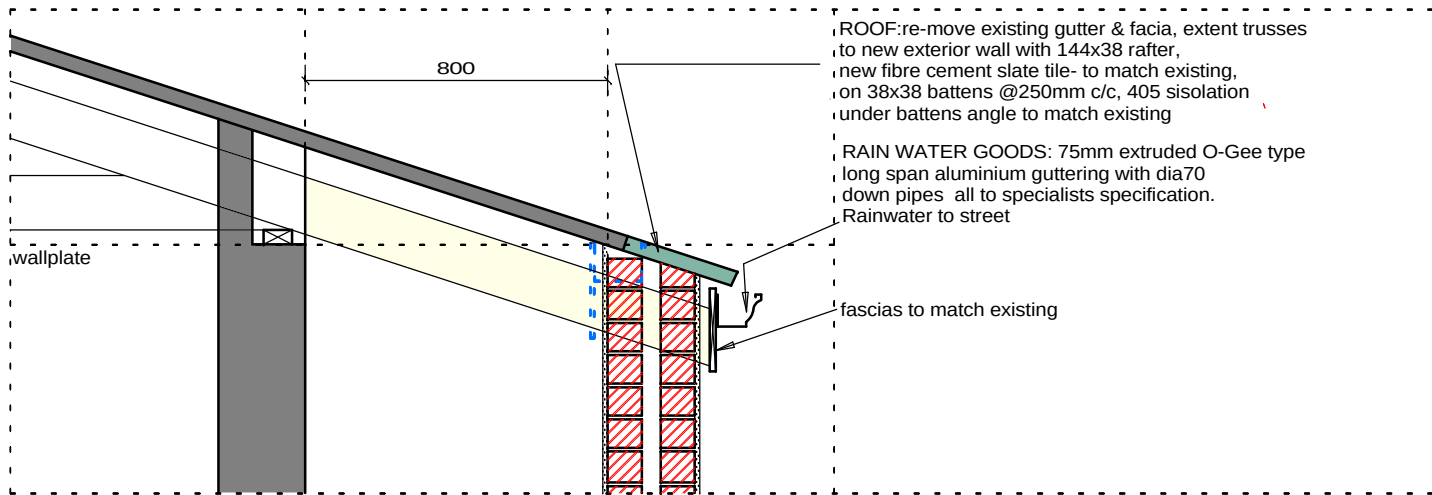
EAST ELEVATION scale 1:100



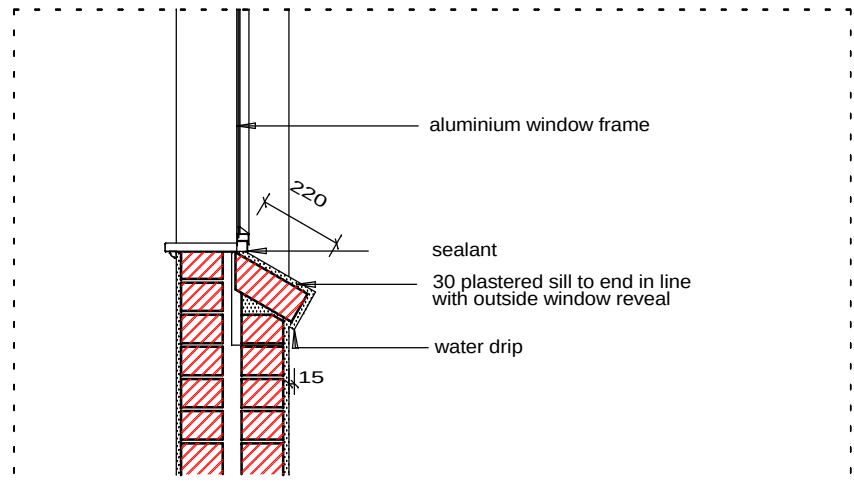
NORTH ELEVATION scale 1:100



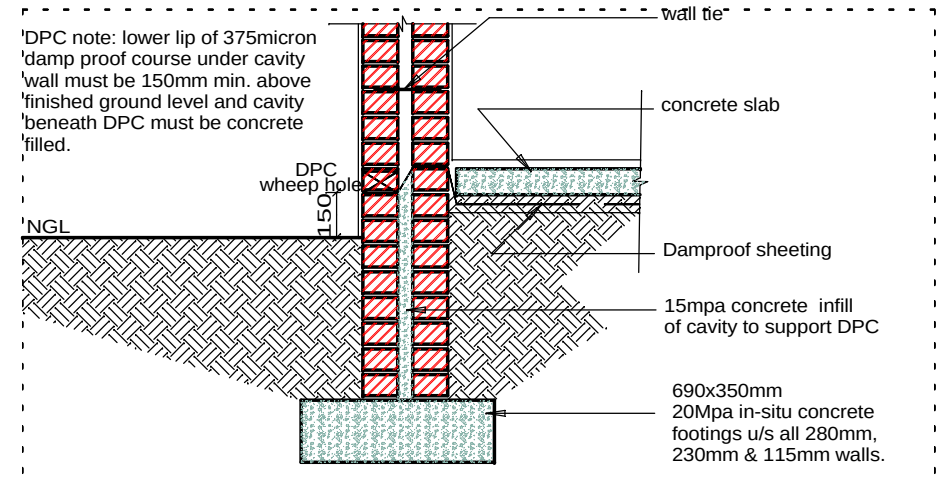
WEST ELEVATION scale 1:100



EAVES DETAIL scale 1:20



WINDOWSILL DETAIL scale 1:20



DPC DETAIL scale 1:25

NOTES

Building to be erected with good quality
material and workmanship to basic guidelines
and specifications of:
- The SANS 10137 & SANS 10400 Building Specifications
- Standard preambles to all building trades
- Local Building Regulations- All openings to have precast lintols over,
laid to manufacturers specification
- Any combustible material to be 200mm away from timber
- Water installation to be in accordance with SANS 10252-1:2004 &
SANS 10252-1: all hotwater pipes to be insulated in fibre material with a
min R-value of 2, hot water to be generated by solar, geyser
to be enclosed in fibre blanket

ROOF: re-move existing gutter & fascia, extent trusses
to new exterior wall with 144x38 rafter,
new fibre cement slate tile to match existing,
on 38x38 battens @250mm c/c, 405 isolation
under battens angle to match existing

CEILING: exposed trusses-60mm thick isoboard ceilings, laid between trusses
son 38x38 SA pine bandering @ 350mm/c to be cretostone skimmed and painted through
out. fixed with clout nails and covered with skim wiretape prior
to skimming.
areas marked ceiling overhead-6.5mm "rhinoboard" gypsum ceilings, laid under
trusses on 38x38 SA pine bandering @ 350mm/c to be cretostone skimmed and
painted through out. fixed with clout nails and covered with skim wiretape prior
to skimming. 75x75mm gypsum cornice through out.

RAIN WATER GOODS: 75mm extruded O-Gee type long span aluminium
guttering, with square down pipes, fixed to eaves of 500mm overhang
all to specialists specification.

WALLS: External walls to be 230mm clay maxi brick cavity walls.
with 2.5 tie wires per square meter. Cement/sand smooth plastered
& painted on inside and outside -350micron DPC to be cranked in
cavity at finished floor level, and cavity to be back filled
with mortar. Galv. steel brickforce to be used every course
up to FFL, and every second course thereafter. 75x25mm weepholes
above stepped DPC @ 690mm/c. above openings and at FFL.

FLOORS: floor finish as on plan on 30mm cement/sand screed on 85mm concrete
floor slab on 250micron DPM overlapped by min 300mm on 50mm sand blinding
on 250mm sections of well compacted fill on suitable hardcore/suspended RC
slab to engineers detail/specification

STRUCTURAL CONCRETE WORK: as per engineers details/specification

FOUNDATIONS: 690x350mm 20Mpa in-situ concrete
footings u/s all 280mm & 115mm walls.

DOOR & WINDOWS: Timber or Aluminium windows/doors size as per note
All glazing to comply with requirements of SANS 10137 & SANS 10400
part 4- access doors and side lights, windows lower than 500mm from
floor, windows lower than 1800mm above pitch line of stairs & shop
fronts to be safety glass and clearly indicated as
such at eye M.

SEWAGE & WASTE: 110mm dia uPVC drain pipe laid to fall max.
1:5 and min 1:60 to mid-block municipal sewer connection. All
waste pipes to be 50mm uPVC, and to run independently from
each fitting. Minimum invert M of sewer to be 450mm at
highest point. Sewer & vent pipes concealed in vertical ducting
within the wall plane

FENESTRATION CALCULATIONS:

GROUND FLOOR		
Net Floor Area	44	m ²
Glazing area	8.64	m ²
Glazing as % of net floor area	19.6%	

Dwelling		Glazing Elements			Glazing Element size								Required			Glazing Element Table E pg60		Achieved	
Orientation	Storey Level	Glazing Ref	Type of Glazing	Quantity	Width (m)	Height (m)	Area(m ²)	(H) Height (m)	(M) Lat. Multiplier tbl 3 pg 19	Required P	Measured P	Shaded?	U Value tbl 4 pg 21	SHGC tbl 4 pg 21	U-Value	SHGC	Conductance	SHGC	
WEST	GROUND FLOOR		Single clear	1	0.600	0.900	0.540	2.30	No	0.540	1.134	0.14	No	3.3	0.35	ANY SOLUTION	ANY SOLUTION	Compliant	Compliant
WEST	GROUND FLOOR		Single clear	1	0.600	0.900	0.540	2.100	No	0.540	1.134	0.14	No	3.3	0.35	ANY SOLUTION	ANY SOLUTION	Compliant	Compliant
EAST	GROUND FLOOR		Single clear	1	1.800	2.100	3.780	2.100	No	0.540	1.134	0.14	No	3.3	0.35	ANY SOLUTION	ANY SOLUTION	Compliant	Compliant
EAST	GROUND FLOOR		Single clear	1	1.800	2.100	3.780	1.200	No	0.540	0.648	0.14	No	3.3	0.35	ANY SOLUTION	ANY SOLUTION	Compliant	Compliant

Insert type of Glazing that will be installed eg single clear / double glazing ext

Insert (H) height - See page 20 Section top of page how to determine the height

Insert Measured P - See page 20 Section top of page how to determine the P value

If measured P is greater than required P, then the window/door is marked as shaded

If measured P is less than required P, then the window/door is marked as NOT shaded

Please insert if you know actual values or use worse case senario for each

Compare actual U values and SHGC values with required, and indicate if compliant or not

ENERGY EFFICIENCY INFORMATION:

THERMAL RESISTANCE CALCULATION ROOF:
r-value for thermal resistance in climatic zone 4 = 3.7
1. rafter roof
- roof structure of fibre cement roof tiles
on Sisalation 420
= 1.37
- 60mm thick isoboard between
trusses
= 2.50
total
= 3.87

THERMAL RESISTANCE - WALLS:
230mm clay maxi brick cavity walls external
and internal skin with 15mm plaster
complies with minimum r-value of 100 as
per table 3 sars 204:2011

FENESTRATION:
see spreadsheet
ANY SOLUTION AS LESS THAN 20%

WATER HEATING CALCULATIONS:

WATER HEATING
H4 Dwelling Occupation 5 beds
Usage per person per day
Daily consumption
Ambient input temperature
Target output temperature
Ave. temperature
Specific heat fir 1L of water
Daily energy usage
kwh per day
Annual energy usage
= 10 people
= 115 litres
= 1150L
= 20C
= 60C
= 40C
= 4.184J/kgK
= 9.13kJ
= 32
= 3332.45kwh

ISTALLATION SUPPLIER SPECIFICS
SYSTEM -1 (GUEST WC & ENSUITE)
Storage capacity
Flat plate system direct to Kwikot
Electrical Heating
Daily energy production (8hour day)
Daily energy production (10hour day)
Annual heating energy (required elec)
Efficiency target - 50% of output
Installation complies - Solar system is sized to handle 100% of heating
250L
= 8m2
= 3kWh
= 116kWh
= 20kWh
= 0kWh
= 1666.225kWh

Water installation to be in accordance with SANS 10252-1:2004
& SANS 10252-1, all hotwater pipes to be insulated in fibre
material with a min R-value of 1-50%
Electrical geyser to be integrated with solar hot water by specialist

NOTE: ALL DIMENSIONS TO BE
CONFIRMED ON SITE

SERVICES LEGEND

Sewer Manhole	SE
Stormwater Manhole	SW
Water Meter	WM
Lamp Post	LP
Fibre Manhole	FB
Electrical distribution box	DB
Telephone Post	TP

PLUMBING SERVICES LEGEND

stub stack and vent valve	OSV
100 mm ø pvc sewer pipe	RE
50 mm ø pvc waste pipe	RE
40 mm ø pvc waste pipe	RE
inspection eye	RE
rodding eye	RE
gully	RE

CONSTRUCTION LEGEND

new masonry wall	RE
existing structure	RE
new structure	RE
demolished/removed item	RE

DEVELOPMENT INFORMATION

ZONING	SINGLE RES 1 CONVENTIONAL HOUSING
SITE AREA	1765m ²
EXISTING BUILDING AREA	DWELLING groundfloor 272m ² DWELLING basement 21m ² GARAGES 36m ² EXISTING GARAGE (outbuilding) 48m ²
PROPOSED NEW BUILDING AREA	PROPOSED GROUND FLOOR ADDITION 13m ²
TOTAL BUILDING	TOTAL NEW COVERAGE 358m ² COVERAGE % 20.1%

JPR

ARCHITECTURAL SERVICES

cell num: 060 769 7095

E-mail address: jprdraughting@gmail.com

PROJECT DETAILS

HOUSE KRUGER
ERF 5426
6 LE SUEUR STREET
STELLENBOSCH

DRAWING DETAILS

drw nr. CD002rev1

21/06/2023

scale as shown on A1

REVISIONS

REV	DATE	DESCRIPTION
-----	------	-------------

FOR STAMPER ST1393

ARCHITECT

CLIENT

**TAX INVOICE****STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599**PLANNING & ECONOMIC DEVELOPMENT: PLANNING**

DATE:	2023-09-27	DOCUMENT NO:	756749
ERF / FARM NO:	5426	CREATED BY:	Nicole Katts
LOCALITY:	6 Le Sueur Street, STELLENBOSCH	APPLICATION NO:	LU/16192
OWNER'S NAME:	Smart Village Apartments (Pty) Ltd	APPLICATION VAT NO:	4840304937
ADDRESS:	PO Box 1247 Hermanus 7200	VAT NO:	4700102181
		APPLICANT:	Thian Jansen - Wrap Project Office
		TEL NO:	0823131411

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2600.00	1	20220630081392	2600.00
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2600.00	1	20220630081392	2600.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00

TOTAL AMOUNT PAYABLE 5200.00**STELLENBOSCH MUNICIPALITY
VAT INCLUDED @ 15% 678.26**

NEW TARIFFS IMPLEMENTED ON 1 JULY ANNUALLY

CALCULATED BY

NAME: Nicole Katts

SIGNATURE

DATE: 27.09.2023

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITYAPPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

FILE NR:

E 5426 S

SCAN NR:

VERIFIED BY

NAME:

COLLABORATOR NR:

SIGNATURE

13 OCT 2023

RECEIVED

DATE:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality

BANK: First National Bank (FNB)

ACCOUNT NUMBER: 62869253684

BRANCH CODE: 210554

REFERENCE: LU/ and ERF/FARM

Please use both the Land Use Application number and the Erf/Farm
number indicated on this invoice as a reference when making EFT
payment.

0.00

0



Receipt Nr: 237894

Enquiries

Nicole Katts

Phone Number

E-mail

Nicole.Katts@stellenbosch.gov.za

BTW/VAT Invoice No: 14555

Invoice VAT Reference: 4700102181

Name: PIETER JOHAN KRUGER

Invoice Date: 2023/9/27

Reference No: TP413/2023

Payment Due Date: 2023/10/27

Client Street address: PO Box 1247 Hermanus
Hermanus Western Cape South Africa 7200

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: PO Box 1247 Hermanus
Hermanus Western Cape South Africa 7200

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No: 4840304937

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use ito Zoning	1	2 600.00	Per application per property	2 600.00
20220630081392	Temporary Departure, Permission ito Zoning Scheme, Permission ito Title Deed, Occasional use of Land	1	2 600.00	Per application per property	2 600.00
Total Excl VAT					4 521.74
VAT					678.26
Invoice Total					5 200.00

*VAT Exempt

Created By: Petersen, Nicole

Signature: _____

Verified By: Petersen, Nicole

Signature: _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP413/2023

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.



From: Bulelwa Mdoda
Sent: Tuesday, 10 October 2023 13:19
To: Nicole Katts; Nolusindiso Momoti; Salome Newman
Subject: FW: Erf 13438, Stellenbosch: Request for certificate of exemption

From: Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>
Sent: Tuesday, October 10, 2023 12:58 PM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: RE: Erf 13438, Stellenbosch: Request for certificate of exemption

[illegible]

From: Bulelwa Mdoda <Bulelwa.Mdoda@ Stellenbosch.gov.za>
Sent: Tuesday, October 10, 2023 12:24 PM
To: Sharise De Klerk <Sharise.Deklerk@ Stellenbosch.gov.za>
Subject: FW: Erf 13438, Stellenbosch: Request for certificate of exemption

Hi Sharise;

Can I have receipt nr for the attached payment.

Thank you

From: Bulelwa Mdoda

Sent: Monday, October 2, 2023 9:09 AM

To: Sharise De Klerk <Sharise.Deklerk@ Stellenbosch.gov.za>

Subject: FW: Erf 13438, Stellenbosch: Request for certificate of exemption

Hi Sharise;

Please find attached pop and invoice.



Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690
1st Floor, NPK Building
Cnr Plein and Ryneveld Street
Stellenbosch
7600
www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Clifford Heys <Clifford@tv3.co.za>

Sent: Friday, September 29, 2023 10:18 AM

To: Bulelwa Mdoda <Bulelwa.Mdoda@ Stellenbosch.gov.za>

Subject: [EX] FW: Erf 13438, Stellenbosch: Request for certificate of exemption

Hi Bulelwa

Find attached the proof of payment.

Regards

Clifford

From: Bulelwa Mdoda <Bulelwa.Mdoda@ Stellenbosch.gov.za>

Sent: 27 September 2023 10:27 AM

To: Clifford Heys <Clifford@tv3.co.za>

Subject: RE: Erf 13438, Stellenbosch: Request for certificate of exemption



Standard Bank

Internet Banking
Standard Bank Centre
5 Simmonds Street, Johannesburg, 2001
P.O. Box 7725, Johannesburg, 2000
Telephone: 0860 123 000
International: +27 11 299 4701
Fax: +27 11 631 8550
Website: www.standardbank.co.za

Dear STELLENBOSCH MUNICIP(PRIMARY)

We confirm that the following payment has been made into your account from SMART VILLAGE A:

Reference number	2929466225
Listed company name	STELLENBOSCH MUNICIP
Bank name	FIRST NATIONAL BANK
Listed company number	XXXXXXXXXXXXX2387
Listed company branch number	000000
Beneficiary reference	TP413/2023
Amount	R5200.00
Payment date and time	2023-09-27 12h59

If you need more information or have any questions about this payment, please contact:

SMART VILLAGE A

Payments to Standard Bank accounts may take up to one business day to reflect.
Payments to other banks may take up to three business days.

Please check your account to confirm you have received this payment.

Yours sincerely,
The Internet Banking Team

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services provider and registered credit provider (NCRCP15)

Directors: NMC Nyembezi (Chairman) L Fuzile* (Chief Executive) LL Bam PLH Cook A Daehnke* GJ Fraser-Moleketi Xueqing Guan2 GMB Kennealy Li Li2 JH Maree NNA Matyumza NMC Nyembezi ML Oduor-Otieno3 ANA Peterside CON4 SK Tshabalala*

Company Secretary: K Froneman - 2023/06/12

*Executive Director 1British 2Chinese 3Kenyan 4Nigerian



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

March 2022

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

TP413/2023

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	30/06/2023	
Erf No	5426	Town		Suburb	Stellenbosch	
Farm No	n/a	Farm Portion	n/a	Nearest Town	n/a	
Owner / Applicant	Thian Jansen (Wrap Project Office)		Contact number	072 122 7704		
Email address	admin@wrapgroup.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
				YES	NO	
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		✓
7. SG diagram or General Plan				✓		✓
8. Locality plan				✓		✓
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓
13. Conveyancer's certificate						
14. Feedback on Pre-application scrutiny						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA , TIS, MHIA, EA/ROD			
24. Services report (Engineers report)			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME Nicole Katts	SIGNATURE 	DATE 05/07/2023
Outstanding information (to be completed by Planner): Please refer to attached.			
Applications to be invoiced (to be completed by Planner): consent use technical approval			
EVALUATED & SIGNED BY PLANNER	NAME T. Mazana	SIGNATURE 	DATE 11/07/2023
NOTES: 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].			



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

TP413/2023

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	30/06/2023	
Erf No	5426	Town		Suburb	Stellenbosch	
Farm No	n/a	Farm Portion	n/a	Nearest Town	n/a	
Owner / Applicant	Thlan Jansen (Wrap Project Office)		Contact number		072 122 7704	
Email address	admin@wrapgroup.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
				YES	NO	
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		✓
7. SG diagram or General Plan				✓		✓
8. Locality plan				✓		✓
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓
13. Conveyancer's certificate						
14. Feedback on Pre-application scrutiny						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

Address

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report (Engineers report)			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME Nicole Katts	SIGNATURE 	DATE 05/07/2023
Outstanding Information (to be completed by Planner): Please refer to attached.			
Applications to be invoiced (to be completed by Planner):			
EVALUATED & SIGNED BY PLANNER	NAME T. Mazana	SIGNATURE 	DATE 11/07/2023
NOTES: 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].			

11/07/2023

Additional Information Requested

Erf 5426, Stellenbosch

(TP413)

- A complete set of plans must be submitted indicating the elevations and sections of all existing and proposed structures.
- A site layout plan indicates a proposed second dwelling however it has not been listed in the Schedule of Areas.
- The floor layout plan for the proposed second dwelling must be included in the building plan set.
- Building plan must clearly annotate the portion of the dwelling house which is to be utilized for the purposes of the Home Occupation practice.
- Building line setbacks must be clearly labelled in accordance with those which apply to a Conventional Residential Zoned property.
- Motivation stipulates that the proposed second dwelling is to be utilized for the purposes of the guest house however the total number of bedrooms has not been mentioned. Please note that the motivation and building plan must indicate the number of bedrooms.
- There are rooms in main dwelling house that have not been labelled. Applicant is required to label all uses on the floor layout plan.
- Please be advised that additional information may be called for upon receipt of the above.

Nicole Katts

From: WRAP <admin@wrapgroup.co.za>
Sent: Friday, 25 August 2023 10:44
To: Nicole Katts
Subject: [EX] RE: OUTSTANDING INFORMATION: ERF 5426 SB (TP413/2023)
Attachments: Cover letter.pdf; Amended Application form.pdf; Amended Report.pdf; 6. Submitted Building plan for approval.pdf; Power of attorney.pdf; Company Resolution.pdf

Afternoon Nicole

Your email refers.

Attached please find the following:

- Letter
- Amended application form;
- Amended motivation (the property owners will reside in the existing basement while the rest of the house is used for the guest house, I have indicated it on the building plan); and
- Amended POA and Resolution.

Kind Regards,

THIAN JANSEN

PROFESSIONAL TOWN PLANNER

Email: admin@wrapgroup.co.za

T: +27 (28) 313 1411 | M: +27 (72) 122 7704

Unit B, Standard House, Cnr Royal and Dirkie Uys Street

P O Box 1247, Hermanus, 7200

www.wrapgroup.co.za



From: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>
Sent: Tuesday, August 22, 2023 10:06 AM
To: WRAP <admin@wrapgroup.co.za>
Subject: OUTSTANDING INFORMATION: ERF 5426 SB (TP413/2023)

Good day Thian

I trust that you are well.

The attached information is requested by the planner. Upon receipt thereof an invoice will be generated.

Should you have any enquiries regarding the abovementioned, you are welcome to contact the planner, see details below.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOSCH
STELLENBOSCH • PRETORIA • FRANSCHHOEK
MUNICIPALITEIT • UMABAPALA • MUNICIPALITY



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.



Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from nicole.katts@ Stellenbosch.gov.za sent at 2023-08-22 10:06:25 is confidential and may be legally privileged. It is intended solely for use by admin@wrapgroup.co.za and others authorized to receive it. If you are not admin@wrapgroup.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](https://www.ioco.co.za)



Project Office

Town Planning & Project Management

Our Reference: 23/27

Your reference: ERF 5426 SB (TP413/2023)

24 August 2023

The Municipal Manager
Stellenbosch Municipality
PO Box 17
Stellenbosch
7600

Ms Thuthula Mazana

ERF 5426 STELLENBOSCH: APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL

Attached please find an amended motivation and information required.

The property owners will reside in the existing basement as indicated on the latest proposed plans drafted by JPR Architectural Services drw nr. CD001rev1 it currently submitted at the Stellenbosch Municipality for approval.

We trust that you will find the above in order. Should you require any additional information, please do not hesitate to contact us.

Yours faithfully

THIAN JANSEN
PROFESSIONAL TOWN PLANNER (A/2858/2019)

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Unit B, Standard House,
Cnr Royal and Dirkie Uys Street
Hermanus

P O Box 1247
Hermanus,
7200

Tel: +27 (0)28 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

20 YEARS
EST 2002

WRAP Group Established 2002

Nicole Katts

From: Nicole Katts
Sent: Tuesday, 22 August 2023 10:05
To: WRAP
Subject: OUTSTANDING INFORMATION: ERF 5426 SB (TP413/2023)
Attachments: OUTSTANDING INFO-ERF 5426 SB (TP413-2023).pdf

Good day Thian

I trust that you are well.

The attached information is requested by the planner. Upon receipt thereof an invoice will be generated.

Should you have any enquiries regarding the abovementioned, you are welcome to contact the planner, see details below.

Thuthula Mazana – Thuthula.mazana@stellenbosch.gov.za / 021 808 8695



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

Additional Information Requested

Erf 5426, Stellenbosch

(TP413)

- It is noted that the application for technical approval for a second dwelling has been removed from this application, therefore applicant is required to submit a revised power of attorney and company resolution letter which omits all reference made to the said application.
- A home occupation practice shall operate from a dwelling house which the proprietor of the establishment resides on. Refer to definition of a home occupation practice contained in chapter 1 of the Stellenbosch Municipality Zoning Scheme By-law read together with section 51(16).



STELLENBOSCH MUNICIPALITY APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	THIAN				
Surname	JANSEN				
Company name	WRAP PROJECT OFFICE				
Postal Address	UNIT B, STANDARD HOUSE, CNR ROYAL AND DIRKIE UYS STREET				
		Postal Code	7200		
Email	ADMIN@WRAPGROUP.CO.ZA				
Tel	+27 (28) 313 1411	Fax		Cell	+27 (72) 122 7704

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	SMART VILLAGE APARTMENTS (PTY) LTD				
Physical address	6 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH				
		Postal code	7600		
E-mail	PJKRUGER@GMAIL.COM				
Tel		Fax		Cell	076 579 2579

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	5426	Portion(s) if Farm		Allotment area	BRANDWACHT	
Physical Address	6 LE SUEUR STREET					
	BRANDWACHT					
	STELLENBOSCH					
Current Zoning	CONVENTIONAL RESIDENTIAL ZONE	Extent	1765m ²	Are there existing buildings?	Y	N
Applicable Zoning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019					
Current Land Use	RESIDENTIAL					



APPLICATION FORM

Title Deed number and date	T	T3785/2023							
Attached Conveyance's Certificate	Y	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):						
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):						
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management						
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use ² ?		Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N	If yes, please attach the written feedback received.

*** The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.**

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)



APPLICATION FORM

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE			
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)			
Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>			Tick
15(2)(a) rezoning of land*			
15(2)(b) a permanent departure from the development parameters of the zoning scheme			
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land			
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*			
15(2)(e) a consolidation of land that is not exempted in terms of section 24*			
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*			
15(2)(g) a permission required in terms of the zoning scheme			
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*			
15(2)(i) an extension of the validity period of an approval			
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme			
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*			
15(2)(l) a permission required in terms of a condition of approval			
15(2)(m) a determination of a zoning*			
15(2)(n) a closure of a public place or part thereof			
15(2)(o) a consent use contemplated in the zoning scheme			X
15(2)(p) an occasional use of land			
15(2)(q) to disestablish a home owner's association			
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services			
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building			
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity			
15(2)(l) amendment of Site Development Plan			
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines			
OTHER APPLICATIONS			
	Deviation from Council Policies/By-laws		R
	Consent / Permission required in terms of a title deed		R
X	Technical approval in terms of the Zoning Scheme Bylaw, 2019		R
	Other (specify): _____		R
TOTAL A:			
PRESCRIBED NOTICE AND FEES*** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R



APPLICATION FORM

ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
NOTICE OF DECISION	Provincial Gazette	R
INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:		R
TOTAL APPLICATION FEES** (TOTAL A + B)		R

****The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.**

*****All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579**

****** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.**

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
Bank: FIRST NATIONAL BANK (FNB)
Branch no.: 210554
Account no.: 62869253684
Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	WRAP PROJECT OFFICE
Postal Address	P O Box 1247, Hermanus, 7200
Vat Number (where applicable)	4840304937

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage			From	%	To	%



APPLICATION FORM

	Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To	
	Exceeding height restriction		From	m	To	m
	Exceeding maximum storey height		From	m	To	m
X	Consent/Conditional Use/Special Development To permit A GUEST HOUSE					
X	Other (please specify)	TECHNICAL APPROVAL – TO ALLOW A HOME OCCUPATION PRACTISE				

Brief description of proposed development / intent of application:

THE PROPERTY OWNERS HAVE AN INTENTION TO OPERATE A GUEST HOUSE FROM THE SUBJECT PROPERTY WHILE PROPOSING TO OPERATE A HOME OCCUPATION PRACTICE FROM THE PROPERTY.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

<u>Y</u>	N	Power of attorney / Owner's consent if applicant is not owner		Y	<u>N</u>	Bondholder's consent (if applicable)
<u>Y</u>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	<u>N</u>	Proof of any other relevant right held in the land concerned
<u>Y</u>	N	Written motivation pertaining to the need and desirability of the proposal		<u>Y</u>	N	S.G. diagram / General plan extract (A4 or A3 only)
<u>Y</u>	N	Locality plan (A4 or A3 only) to scale		<u>Y</u>	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y	<u>N</u>	Proposed subdivision plan (A4 or A3 only) to scale		Y	<u>N</u>	Proof of agreement or permission for required servitude
<u>Y</u>	N	Proof of payment of application fees		<u>Y</u>	N	Proof of registered ownership (Full copy of the title deed)
Y	<u>N</u>	Conveyancer's certificate		Y	<u>N</u>	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
Y	N	<u>N/A</u> Consolidation plan (A4 or A3 only) to scale		<u>Y</u>	N	<u>N/A</u> Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	<u>N/A</u> Street name and numbering plan (A4 or A3 only) to scale		Y	N	<u>N/A</u> 1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	<u>N/A</u> Landscaping / Tree plan (A4 or A3 only) to scale		Y	N	<u>N/A</u>

File 23/27

ERF 5426 STELLENBOSCH

JUNE AND AMENDED AUG 2023



APPLICATION FORM

Y	N	<u>N/A</u>	Abutting owner's consent	Y	N	<u>N/A</u>	Home Owners' Association consent
Y	N	<u>N/A</u>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	<u>N/A</u>	Services Report or indication of all municipal services / registered servitudes
Y	N	<u>N/A</u>	Copy of original approval and conditions of approval	Y	N	<u>N/A</u>	Proof of failure of Home owner's association
Y	N	<u>N/A</u>	Proof of lawful use right	Y	N	<u>N/A</u>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<u>Y</u>	N	<u>N/A</u>	Required number of documentation copies	Y	N	<u>N/A</u>	Other (specify)

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	<u>N</u>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
Y	<u>N/A</u>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y <u>N/A</u> National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	<u>N/A</u>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y <u>N/A</u> National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	<u>N/A</u>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y <u>N/A</u> National Water Act, 1998 (Act 36 of 1998)
Y	<u>N/A</u>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y <u>N/A</u> Other (specify)
Y	<u>N</u>	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.	



SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.



APPLICATION FORM

Applicant's signature:	<u><i>Jansen</i></u>	Date:	20 June 2023 & 24 Aug 2023
Full name:	THIAN JANSEN		
Professional capacity:	PROFESSIONAL TOWN PLANNER (PR. PLN. A/2858/2019)		
FOR OFFICE USE ONLY			
Date received: _____	<div></div>		
Received By: _____			



ANNEXURE B: COPY OF THE TITLE DEED

DEEDS OFFICE CAPE TOWN

NUMBERING ROOM

PACK NO.

6

CONVENTIONAL DEEDS

07/02/2023

Start number	End number	Total
003785 / 23	003799 / 23	
TR	TR	
000003386 / 2023	000003396 / 2023	
BC	BC	
000002033 / 2023	000002042 / 2023	
B	B	
H	H	
PA	PA	
K 000000078 / 2023	K 000000078 / 2023	
VA	VA	
Total covers in pack		110 - 3

OUTSTANDING/INCLUDED.....

double No

NUMBERED BY	
TRANSFERS	
BC's	
BONDS	
DATE	
EMBOSS	
PACKS	

07 FEB 2023

A. VIR AKTESBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deelstate: Simults with other registries/sectional titles:

Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelêsteer: Client copies of deed filed permanently in Deeds Office:

Aand en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parant van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

	Opmerrings Remarks	Parant Initials
Intendite nagaan deur Intendits checked by	(1) Ders goetgekeur (geprokester) Tymship approved (proclaimed)	
Datum Date	(2) Beglyngingew Endowment even	
	(3) Beglynging Endowment	
	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
Intendite nagaan deur Intendits checked by	(6) Algemine plan General Plan	
Datum Date	(7) Tysleke Title Deed	
	(8) Verbande teen dorpsreel Bonds against township title	
	(9) Datum nagaan Date checked	

Kantoor instruksies/Office instructions:
Sekse/Section:

CTN 1391
182
1391
182
1391
182

UITVOERING/EXECUTION

Datum van indiening/Date of lodgment

LODGED
20-01-2023
INGESDIEN

Ref No./Vryst. Nr. **L293/27**

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

2023-02-03

RCC 20/03/2023

Ondersoekers/Examiners	Rekers/ Rooms	Skakeling/Linking	Rejekt/ Vervolg	Reker/Pass
1. H. Zitha	1254	1	1	
3. C. GOVENDER				

B. VIR AKTESBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Aand van Akte/Nature of Deed: **TRANSFER**

GJ LOUBSER TRUST

as a/a

SMART VILLAGE APARTMENTS (PTY) LTD

Skakeling/Linking

T33030/2022

GELYKTYDIGES/SIMULTS

No. in Reks/Reks	Code Code	Name van Partys/Names of Parties	Name van Firma/Name of Firm	Firma Firma No.
1	T	GJ LOUBSER TRUST / SMART VILLAGE APARTMENTS	BELLINGAN JOUBERT	182
2				
3				
4				
5				
6				
7				
8				
9				
10				

06 FEB 2023
CAPE TOWN
PRINTED IN FOR EXECUTION

REGISTRAR VERBOEK DEURE
REGISTRATION REQUESTED BY:
DATE: 7 - FEB. 2023

080007959266

003785/23

Ref. 8736
Western Stationery Co.

182

BELLINGAN JOUBERT
P. O. BOX 15511
VLAEBERG
8000

Prepared by me

CONVEYANCER
Suzanne Joubert (94553)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 7200 000,00	R 2745,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VE
16-02-2023
WENDY FANTI

DATA / CAPTURE
09-02-2023
NOLUVO MTYATYAMBA

T 003785 / 23

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Suzanne Joubert (94553)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

GJ LOUBSER TRUST
Registration Number T940/94 (C)

which said Power of Attorney was signed at Stellenbosch on 9 January 2023

And the appearer declared that his/her said principal had, on 28 November 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SMART VILLAGE APARTMENTS (PTY) LTD
Registration Number 2020/842412/07

or its Successors in Title or assigns, in full and free property

ERF 5426 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1765 (ONE THOUSAND SEVEN HUNDRED AND SIXTY FIVE)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T30518/1980 as will
appear from General Plan No. 8376 and held by Deed of Transfer Number
T33030/2022

- A. SUBJECT to the conditions as are referred to in Deed of Transfer No 2732 dated 3 March 1903.
- B. FURTHER SUBJECT to the following conditions imposed by the Administrator of the Cape of Good Hope when approving of Stellenbosch Township Extension no 15 in accordance with Ordinance no 33 of 1934, as contained in Deed of Transfer no T30518/1980 dated 20 August 1980, namely:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice no 383 dated 13th June 1958.
 2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 145 of Ordinance no 15 of 1952 as amended.
 3. The owner of this erf shall without compensation be obligated to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority and in such a manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

4. The owner of this erf shall be obligated, without compensation to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
5. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.
6. (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.
(b)
(c) On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth these conditions shall apply to the consolidated holding as if it was one erf.
(d) In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

WHEREFORE the said Appearer, renouncing all rights and title which the said

GJ LOUBSER TRUST
Registration Number T940/94 (C)

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

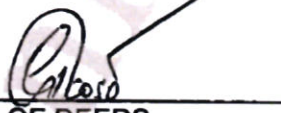
SMART VILLAGE APARTMENTS (PTY) LTD
Registration Number 2020/842412/07

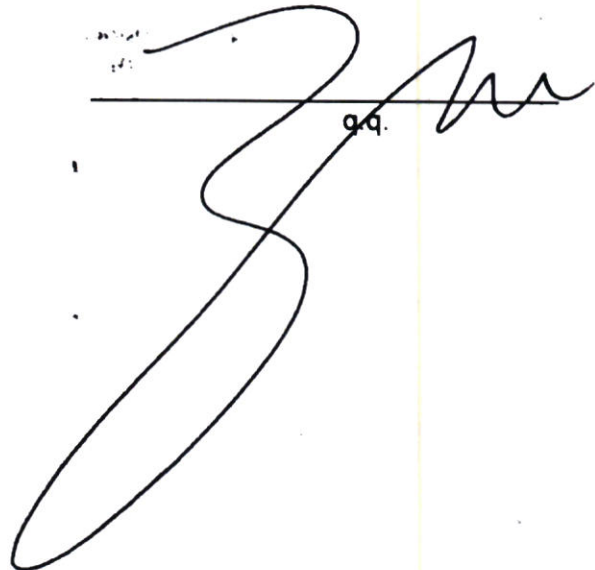
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R7 200 000,00 (SEVEN MILLION TWO HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 7 - FEB 2023

In my presence


REGISTRAR OF DEEDS



182

BELLINGAN JOUBERT
P. O. BOX 15511
VLAEBERG
8000

Prepared by me

CONVEYANCER
Suzanne Joubert (94553)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

PETRUS ABEL LOUBSER
in my capacity as Trustee of
GJ LOUBSER TRUST
Registration Number T940/94 (C)
acting in terms of Letters of Authority issued by the Master of the High
Court of South Africa Western Cape Division, Cape Town at Cape Town
on 16 March 2004

do hereby nominate and appoint Suzanne Joubert (94553) and/or Daniel Jacobus
Gerhardus Wiese (94950) and/or Nilaufer Gaffoor (94052) and/or Elene Goosen
(93258)

with power of substitution to be my true and lawful Attorney and Agent in my name,
place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE
TOWN or any other competent official in the Republic of South Africa and then and
there to act as my Attorney and Agent and to pass transfer to:

SMART VILLAGE APARTMENTS (PTY) LTD
Registration Number 2020/842412/07

the property described as:

ERF 5426 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1765 (ONE THOUSAND SEVEN HUNDRED AND SIXTY FIVE)
Square metres

HELD BY Deed of Transfer Number T 33030/2022

the said property having been sold by me on 28 November 2022, to the said transferee/s for the sum of R7 200 000,00 (Seven Million Two Hundred Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Stellenbosch on 09/01/2023

in the presence of the undersigned witnesses.

AS WITNESSES :

1. [Signature]

[Signature] X
On behalf of GJ LOUBSER TRUST

2. [Signature]

8



2

**Transfer Duty
Declaration**

TDREP

Reference Details

Transfer Duty Reference Number: TDE052783D

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name GJ LOUBSER TRUST
Company / CC / Trust Reg No. T94094(C)

Full Name GJ LOUBSER TRUST
Marital Status

Details of Purchaser / Transferee

Full Name SMART VILLAGE APARTMENTS (PTY) LTD
Company / CC / Trust Reg No. 202084241207

Surname / Registered Name SMART VILLAGE APARTMENTS (PTY) LTD
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)

2022-11-28

Total Fair Value R 7200000.00

Total Consideration R 7200000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 7200000.00

Property Description

1 ERF 5428 STELLENBOSCH IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE OF THE WESTERN CAPE IN EXTENT 1785 (ONE THOUSAND SEVEN HUNDRED AND SIXTY FIVE) Square metres

Receipt

Receipt Details

Transfer Duty Reference Number TDE052783D
Receipt Amount R 608000.00

Receipt No. 1201015453

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

SUZANNE LOUBSER (94553)

Date
(CCYYMMDD)

20230119

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



STELLENBOSCH
STELLENBOSCH • PHIL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Stellenbosch Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): C06700220000542600000
Erven: 5426
Portion: 0
Extension: STELLENBOSCH
Zoning:
Registration division / Administrative District: in the Municipality and division of Stellenbosch, Province of Western Cape
Suburb:
Town:
Sectional Title unit number:
Exclusive use area and number as referred to on the registered plan:
Real right:
Scheme registration number:
Sectional Title Scheme Name:
Registered owner: GJ LOUBSER TRUST (T940/94)
Name and Identity/ Registration Number of all purchaser/s: SMART VILLAGE APARTMENTS (PTY) LTD (2020/842412/07)

This Certificate is valid until:

20/03/2023

Given under my hand at

STELLENBOSCH

on

19/01/2023

Digitally signed by Stellenbosch Municipality
Signee: Keron Shane Rhode
Sign date: 19/01/2023 10:22:31.413 AM
Expiration date: 29/07/2026 11:56:38 AM

MUNICIPAL MANAGER
Stellenbosch Local Municipality

Date issued: 19/01/2023

Authorised Officer: Keron Rhode

Certificate By Conveyancer:

I SUZANNE JOUBERT (194553) (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Stellenbosch Local Municipality.

Conveyancer

Date

19/01/2023

21 Digit Code (or Municipal Reference Number): C06700220000542600000

Page 1 of 1

Certificate number: 12411984

4

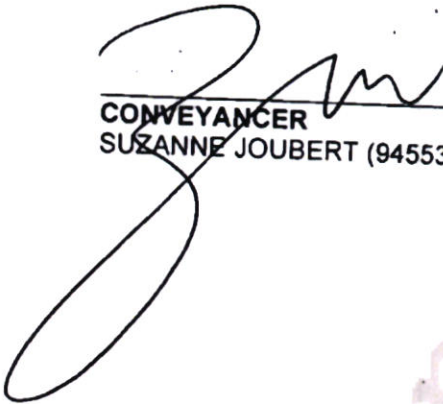
CONVEYANCER'S CERTIFICATE

I, SUZANNE JOUBERT (94553), the undersigned Conveyancer, do hereby certify and confirm that the Registration Number of the Transferor on the Rates Clearance Certificate incorrectly omits the Master's Office Reference "(C)"

The correct description should read as follow:

T940/94 (C)

SIGNED AT CAPE TOWN ON THIS 19TH DAY OF JANUARY 2023



CONVEYANCER
SUZANNE JOUBERT (94553)

5

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88822 - GONCALVES BELINDA

DATE : 28238128 TIME : 12:15:58.1 PAGE : 1

TRACK NUMBER : 88887959266

BLACK-BOOKING ENQUIRY ON NAME - G J LOUBSER-TRUST
ID NUMBER - 948/94(G)
BIRTH DATE - 8
MARITAL STATUS -
MARRIED NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



6
TRACK NUMBER : 88887959266

PROPERTY DETAILS FRONT FOR PORTION 8

ERF NO 5426
TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION GP8376
DIAGRAM DEED NO T38518/1980
EXTENT 1765 SQM
CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
G J LOUBSER TRUST

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
ESTATE 948/94(C)

TITLE DEED
T38830/2822

MMDD MICROFILM REF
0712 28228723141423

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: /XARRA /KE



ANNEXURE A: POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

PIETER JOHAN KRUGER

ID NUMBER: 700212 5297 084

In my capacity as the authorized representative of **SMART VILLAGE APARTMENTS (PTY) LTD (REG NR 2020/842412/07)** the owner of **ERF 5426 STELLENBOSCH**, hereby nominate, constitute and appoint WRAP Project Office (Pty) Ltd (Reg No 2022/349604/07), with power of substitution, to be the duly authorised attorney and agent in name, place and stead, which may be necessary in order to sign documents and to perform all such acts which may be necessary in connection with the following applications:

- **CONSENT USE TO ALLOW A GUEST HOUSE; AND**
- **TECHNICAL APPROVAL FOR A HOME OCCUPATION PRACTICE.**

and generally for effecting the purposes aforesaid, to do or cause to be done whatever shall be requisite, as fully and effectual, for all intents and purposes as I might or could do if personally present and acting herein – hereby ratifying, allowing, confirming, promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these presents.

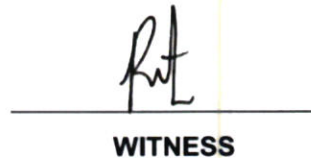
SIGNED AT POTCHEFSTROOM ON THIS 22 DAY OF AUGUST 2023



PIETER JOHAN KRUGER



WITNESS



WITNESS

COMPANY RESOLUTION

The Directors of **SMART VILLAGE APARTMENTS (PTY) LTD (REG NR 2020/842412/07)** the owner of **ERF 5426, STELLENBOSCH** authorizes

PIETER JOHAN KRUGER

ID NUMBER: 700212 5297 084

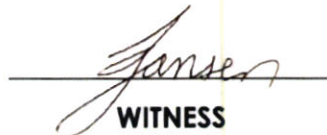
In his capacity as Director to act on behalf of the Company regarding the application for:

- **CONSENT USE TO ALLOW A GUEST HOUSE; AND**
- **TECHNICAL APPROVAL FOR A HOME OCCUPATION PRACTICE.**

SIGNED AT POTCHEFSTROOM ON THIS 22 DAY OF AUGUST 2023



**DIRECTOR: NAME AND SIGNATURE
PIETER JOHAN KRUGER**


WITNESS

DIRECTOR: NAME AND SIGNATURE

WITNESS



ERF 5426 STELLENBOSCH
APPLICATION FOR CONSENT USE AND TECHNICAL
APPROVAL

Application prepared for:

SMART VILLAGE APARTMENTS (PTY) LTD

Application prepared by:

WRAP Project Office
PO Box 1247 | Hermanus | 7200
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

Author

Thian Jansen (A/2858/2019)

Submitted

June 2023



TABLE OF CONTENTS**STELLENBOSCH MUNICIPALITY APPLICATION FORM**

1. ABBREVIATIONS	1
2. PROPERTY DETAILS.....	1
3. BACKGROUND AND INTENT	1
4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT	2
5. APPLICATION.....	4
6. LAND USE ENVIRONMENT	4
7. TITLE DEED	4
8. ZONING.....	4
9. SERVICES.....	6
10. NEED AND DESIRABILITY	6
11. POLICIES AND REGULATIONS	9
12. PLANNING PRINCIPLES.....	10
13. EVALUATION.....	12
14. RECOMMENDATION	12

LIST OF PLANS**PLAN 1:** LOCALITY PLAN**PLAN 2:** ZONING PLAN**PLAN 3:** AERIAL PLAN**PLAN 4:** PROPOSED SITE DEVELOPMENT PLANS**PLAN 5:** SURVEYOR GENERAL DIAGRAM**LIST OF ANNEXURES****ANNEXURE A:** POWER OF ATTORNEY**ANNEXURE B:** COPY OF THE TITLE DEED



1. ABBREVIATIONS

SM	Stellenbosch Municipality
SMZS	Stellenbosch Municipality Zoning Scheme By-Law, 2019
BY-LAW	Stellenbosch Municipality Land Use Planning By-Law, 2015
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Stellenbosch Municipality Spatial Development Framework, 2019

2. PROPERTY DETAILS

Erf Number	Erf 5426 Stellenbosch
Extent	1765m ²
Zoning	Conventional Residential Zone

3. BACKGROUND AND INTENT

The subject property, Erf 5426 Stellenbosch, situated at 6 Le Sueur Street, Stellenbosch (refer to **Plan 1 - Locality Plan**), has been acquired by Smart Village Apartments (Pty) Ltd as an investment property. In their pursuit to maximize its potential, the property owners have entrusted WRAP Project Office to submit this land use application on their behalf (refer to **Annexure A - Power of Attorney**).

The primary objective of the property owners is to repurpose the existing main dwelling into a guest house, capitalizing on the growing demand for accommodation in the area. Recognizing the potential for economic growth and the desire to contribute to the local tourism industry, they envision transforming the property into a welcoming space for visitors seeking a comfortable and memorable stay. By expanding the property's capacity, the owners aim to meet the diverse needs of visitors, further contributing to the local economy and creating employment opportunities.

The proposal to establish a guest house demonstrates the property owners' commitment to sustainable development and their desire to play an active role in the growth of the community. The envisioned improvements not only have the potential to attract more visitors to the area but also to enhance the overall aesthetic and functionality of the property, ultimately benefiting both the property owners and the local community.

To ensure compliance with the SMZS, approval of the following applications is required:

- Technical approval for a home occupation practice; and
- Consent Use for a guest house to be operated.



4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owner's requirements are met. The following is proposed:

4.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).

After acquiring the property, the owner recognizes its potential as an ideal location for a guest house. Presently, the property features 7 bedrooms with the proposal to utilise the existing lounge as two bedrooms and the owner intends to expand its capacity by converting the existing double garage into additional bedrooms, thus increasing the total number of rooms to 9. To ensure that the property is legally authorized for hosting transient guests and aligns with its intended purpose, the owner plans to apply for consent to use the property as a guest house. The property owners will utilise the existing basement as their bedroom. (as shown in **Plan 4 - Proposed Site Development Plans**).

The objective of this proposal would bring numerous benefits to both the local community and the broader tourism industry. Firstly, a guest house would contribute to the economic growth and development of Stellenbosch. As a popular tourist destination renowned for its rich cultural heritage, breath taking landscapes, and renowned wineries, Stellenbosch attracts visitors from around the world. By providing additional accommodation options, a guest house would cater to the increasing demand for quality lodging, thus encouraging more tourists to choose Stellenbosch as their preferred destination. This, in turn, would lead to increased spending at local businesses, such as restaurants, shops, and tour operators, fostering economic prosperity within the community.

Furthermore, a guest house can generate employment opportunities for the local workforce. Hiring staff members, such as housekeepers, and maintenance personnel, would not only provide stable jobs but also contribute to skills development and capacity building within the hospitality industry. By supporting job creation, the guest house would enhance the livelihoods of local residents and promote social well-being.

In addition to the economic advantages, a guest house can significantly contribute to the cultural enrichment of the area. As visitors stay at the guest house, they would have the opportunity to immerse themselves in the local culture, interact with the community, and experience the unique offerings of Stellenbosch first hand. This cultural exchange can foster mutual understanding and appreciation, promoting a positive image of Stellenbosch as a welcoming and diverse destination.

Moreover, the establishment of a guest house aligns with the municipality's efforts to promote sustainable tourism. By providing an alternative to large-scale hotels, a guest house offers a more intimate and personalized experience for guests, allowing them to connect with the local environment and heritage. This approach fosters a more sustainable form of tourism, minimizing the impact on natural resources and reducing carbon emissions associated with mass tourism. It supports the municipality's vision of responsible tourism, ensuring the long-term preservation of Stellenbosch's natural and cultural assets for future generations.



The main dwelling will be utilised for the operation of the guest house, a total of 8 bedrooms can be supplied to guests.

4.2 Technical approval to allow a home occupation practice in terms of the Zoning Scheme Bylaw, 2019

The subject property is currently zoned as Conventional Residential Zone. The SMZS (Stellenbosch Municipality Zoning Scheme By-Law, 2019) allows the operation of a home occupation practice considering it complies with the parameters set out by within the SMZS:

- "(a) the activity should be of such a limited nature that the operator shall employ no more than two persons;*
- (b) the hours of operation shall be limited to between 07:30 to 18:00 Mondays to Saturdays;*
- (c) the maximum floor area for a home occupation practice (including storage) shall be no more than 30% of the floor area of the buildings on the land unit up to a maximum of 50m²."*

The property owners also have a vision to operate a home occupation practice from the property. One of the property owners is a counsellor, working with clients experiencing a wide range of emotional and psychological difficulties to help them bring about effective change and/or enhance their wellbeing. Clients could have issues such as depression, anxiety, stress, loss and relationship difficulties that are affecting their ability to manage life. The property owners will reside in the main dwelling on the basement level, refer to the building plans.

The home occupation practice is not predicted to be a nuisance to the surrounding area as it is considered a quiet profession. The operation of the home occupation practice will only also only occur within the timeframe parameters set out by the SMZS.

The proposal is to utilise the existing dining area as a multiple use zone, which will also cater to the needs that is required to operate the home occupation.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015);

5.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019; and

6. LAND USE ENVIRONMENT

The subject property is located in a residential area, with open spaces in the surrounding area. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).



7. TITLE DEED

Upon review of Title Deed T3785/2023 (please refer to Annexure B – Title Deed), it has been confirmed that there are no restrictive conditions present that would prohibit the operation of a guest house or the inclusion of a home occupation practice on the property.

8. ZONING

The following zoning parameters were assessed in conjunction with the Conventional Residential Zone zoning as this is a relevant consideration:



MOTIVATION

CONVENTIONAL RESIDENTIAL ZONE			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	<ul style="list-style-type: none"> Dwelling house 	<ul style="list-style-type: none"> Dwelling House 	Comply
Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	<ul style="list-style-type: none"> Bed and breakfast establishment; Home day care centre; Home occupation practice; Home lodging; Second dwelling; Occasional use (one event/year); and Private road. 	<ul style="list-style-type: none"> Home occupation practice 	Applied for and motivated
Consent Uses (application required)	<ul style="list-style-type: none"> Commune; Extramural facility; Group housing; Guest house; House shop; Occasional use (>one event/year); Tourist dwelling unit; and Additional uses exceeding parameters in this chapter. 	<ul style="list-style-type: none"> Guest House 	Applied for and motivated
Development parameters			
Coverage	The greater of 750m ² or 40%		
Height	The maximum number of storeys is 2.	Only one storey is being proposed	Comply
Building Lines	i. The street building line is 4m; and ii. The side building line is 2,5m.	All building lines all being complied with.	Comply



9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water and Sewage

The existing building is connected to the existing networks in the Brandwacht area, which include electricity, water and sewage networks.

Solid Waste

The owners will collect and hold the waste until collection days that will be collected by the SM.

Access and Egress

Access and egress to the subject property is gained from Le Sueur Street and the proposal will not affect this. An additional parking area is being proposed at the front of the property.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owner.

Socio-economic impact	<p>As mentioned, and motivated in Section 2 of this report, to expand thereon:</p> <p><u>Guest House:</u></p> <ul style="list-style-type: none">• Employment Generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community.• Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services.• Small Business Support: Guest houses often collaborate with local suppliers for various needs, such as food, beverages,
-----------------------	--



	<p>and other amenities. By sourcing from local businesses, guest houses contribute to their success and sustainability, further strengthening the local economy.</p> <ul style="list-style-type: none">• Cultural Exchange: Guest houses provide a platform for cultural exchange between guests and the local community. Visitors have the opportunity to learn about the local culture, traditions, and way of life, while residents can share their experiences and knowledge, fostering cultural appreciation and understanding. <p><u>Practicing of a Home Occupation Practice:</u></p> <ul style="list-style-type: none">• Entrepreneurship and Small Business Development: Operating a home occupation practice would allow the property owners to establish and grow a small business from their residence. This encourages entrepreneurship, creates employment opportunities, and supports local economic development.• Work-Life Balance: Operating a home occupation practice offers flexibility and work-life balance for individuals, allowing them to pursue their professional goals while managing personal responsibilities.• Reduced Commuting: Home-based businesses contribute to reduced traffic congestion and carbon emissions by eliminating the need for daily commuting, leading to environmental benefits.• Support for Local Services: Home-based businesses often require support from local service providers such as accountants, suppliers, and marketing professionals. This stimulates the local economy and creates a network of collaborative opportunities.
Compatibility with surrounding uses	<ul style="list-style-type: none">• Architectural Harmony: The design and architecture of the guest house, or home occupation space should be in harmony with the existing buildings on the property to ensure coherence with each other. This includes considering the scale, materials, and architectural styles.• Traffic and Parking Management: Consider the impact on traffic flow and parking availability in the area. Adequate on-site parking will be provided to minimize congestion and inconvenience to the surrounding residents.• The property owners will have an open communication system that will maintain open and transparent



MOTIVATION

	communication with the surrounding residents and stakeholders throughout the process.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The proposed improvement to the property is not expected to have a negative impact on heritage as the structure is not considered important in terms of heritage.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal is not predicted to have a significant impact on traffic, parking or access.

To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure the additions are not in contradiction with any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

The subject property is situated within a residential neighbourhood, and the proposed operation of the guest house within the existing main dwelling is not anticipated to have any adverse effects on the surrounding area, no additional structures are being proposed only internal alterations are proposed at this stage. Therefore, measures have been taken to ensure that the views, sunlight, and overall character of the area will be unaffected by the proposed changes.

Economic impact

Approval of the applications will allow the property owners to utilise the property as a guest house which will unlock employment generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community. Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services. enterprises that will in turn employ locals that will aid in the daily operations of the businesses.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties and the addition of a guest house is not predicted to have a negative impact on the surrounding properties.



Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Spatial Planning Policies

The consistency and inconsistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Throughout the PSDF economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure the Provincial economy has a large impact on the National economy.

The continual growth of the Provincial economy means that economic activity should be stimulated in other spheres of the government. This application to provide a guest house in an area where economic activity is relatively low as the area is a residential area, with small home occupation practices in the area. The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The MSDF's purpose is to ensure compliance with national, provincial and municipal legislation policies and principles. The MSDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The MSDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan the MSDF was synthesised through the influence of these policies and frameworks.

Promoting Stellenbosch as a thriving tourist destination is a key priority for the Stellenbosch Municipality (SM) and repeatedly indicated within the MSDF. Recognizing the significance of tourism in driving economic growth and development, there is a growing need to expand the available accommodation options to cater to the increasing number of visitors. In this regard, guest houses play a crucial role in providing both small and larger-scale transient guest accommodation.

By prioritizing tourism, the SM aims to capitalize on the town's unique offerings, including its rich cultural heritage, renowned vineyards, and picturesque landscapes. By attracting more tourists, Stellenbosch can boost local businesses, create employment opportunities,

and stimulate economic activity. However, to fully realize this potential, it is essential to provide adequate and diverse accommodation options that cater to the needs and preferences of different visitors.

Guest houses offer a distinct advantage in this regard. They provide a personalized and intimate experience, allowing guests to immerse themselves in the local culture and lifestyle. With their cozy atmosphere and often locally inspired decor, guest houses offer a charming alternative to traditional hotels. Many visitors appreciate the warm hospitality and personal touch that guest houses provide, making them an attractive choice for those seeking a unique and memorable stay.

Furthermore, guest houses cater to a wide range of budgets, accommodating both budget-conscious travellers and those seeking luxury and exclusivity. This versatility enables Stellenbosch to appeal to a broader spectrum of tourists, ensuring that the town remains accessible and attractive to visitors with varying preferences and financial means.

Expanding the availability of guest houses aligns with the overall vision of the SM to promote sustainable tourism. By encouraging the establishment and growth of guest houses, the municipality can distribute the benefits of tourism more evenly throughout the community, fostering local entrepreneurship and supporting small businesses. This decentralized approach also helps alleviate pressure on popular tourist areas, allowing visitors to explore different parts of Stellenbosch and discover its hidden gems.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to utilise the property for a guest house or home occupation practice the subject property is not predicted to contribute to past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability encompasses planning proposals that lead to viable communities. In line with this principle, the guest house and home occupation practice presented in this proposal offer a pathway for the property owners to maximize the utilization of the existing residential property. By converting it into an economic-contributing property, the proposal has the potential to generate employment opportunities and generate income for various income groups in the surrounding area.

The establishment of a guest house creates a space for tourism and hospitality activities, attracting visitors to the area. This influx of tourists can have a positive economic impact on the community by supporting local businesses, such as restaurants, shops, and tour operators. Additionally, the guest house can provide employment opportunities for local residents, contributing to the livelihoods of individuals in the area.



Spatial resilience

This proposal is not in conflict with any spatial planning policies or other SM regulations which is a hallmark of resilience. The proposal allows for the conversion and utilization of existing structures on the property, such as the main dwelling and the double garage, for different purposes. This flexibility enables the property to respond to changing needs and circumstances, providing opportunities for alternative land use and economic activities.

Good administration

The SM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13. EVALUATION

In conclusion, the proposal to expand the use of the property beyond residential purposes offers a significant opportunity to enhance the value of the area and create employment prospects. It ensures a seamless integration with the surrounding neighbourhood, prioritizing harmony and minimizing disruptions. The proposed operating hours will adhere to regulations and by-laws, demonstrating a commitment to maintaining a peaceful coexistence with the local community.

Moreover, the proposal reflects meticulous compliance with relevant spatial planning policies. The applicants have diligently ensured that the proposed uses align with all necessary regulations and guidelines, underscoring their responsible and well-informed approach to urban planning. This adherence to spatial planning policies not only demonstrates the applicants' conscientiousness but also establishes a strong foundation for the successful implementation of the project.

Overall, the proposal exhibits a clear vision for the future use of the property. With its potential to attract tourists, create employment opportunities, and seamlessly integrate into the existing community, the proposal presents an enticing opportunity for sustainable growth and prosperity.

14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

14.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015); and

14.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019.

1. Locality Plan Erf 5426 - Stellenbosch (Brandwacht)

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Tour Planning & Project Management

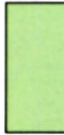




PLAN 2: ZONING PLAN



2. Zoning Plan Erf 5426 - Stellenbosch

-  Public Roads and Parking Zone
-  Conventional Residential Zone
-  Public Open Space Zone
-  Agriculture and Rural Zone
-  Private Open Space Zone

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



PLAN 3: AERIAL PLAN



NTS

3. Aerial Plan Erf 5426 - Stellenbosch

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



PLAN 4: PROPOSED SITE DEVELOPMENT PLANS

4. Proposed Site Plan Erf 5426 - Stellenbosch

Schedule of Areas

Site Area - 1765m²
Existing Dwelling - 245m²
Existing Garages - 83,8m²
Covered Patio - 26,9m²
Covered Porch - 8,7m²
Existing Wendy House - 7,5m²
Coverage - 371,9m² / 21,07%

Home Occupation Area

± 16m²



Scale 1 : 250

Plan prepared by: Thian Jansen
Based on plans provided from JPR Architectural services
All distances are approximate
and subject to a survey
Tel: 028 313 1411
Email: admin@wmapgroup.co.za
Unit B, Standard House, Corner of Royal and Dike Uys
Street Hermanus, 7200



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22 REPRODUCTION CHALLENGE BETWEEN POLYMER BLENDS
[ADDRESSING BY 22mm]



- ✓ **type casts**
- ◆ adding explicit type string
- ◆ constant type declaration
- ◆ to any power long
- ◆ not explicit type string
- ◆ constant and type
- ◆ not using conversion
- ◆ build type and conversion of them all
- ◆ inherit problem

	EXISTING BACKWORK
	PROPOSED BACKWORK
	STRUCTURE TO BE DEMOLISHED

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DR. H. F. PAUL, 14 SOUTH STREET, STAMFORD, CONN.

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E-MAIL: paul@duplexis.com

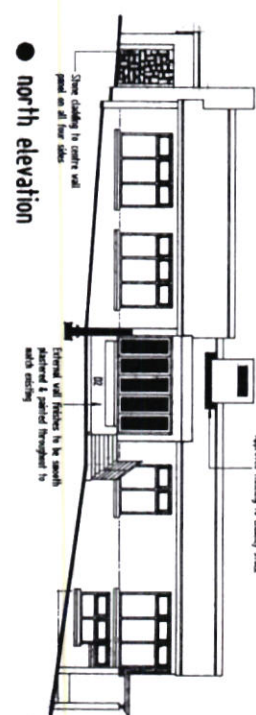
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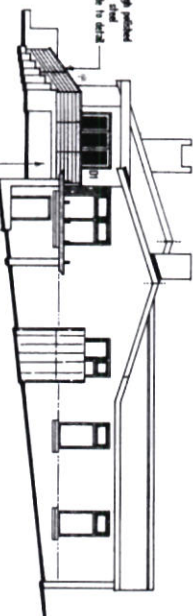
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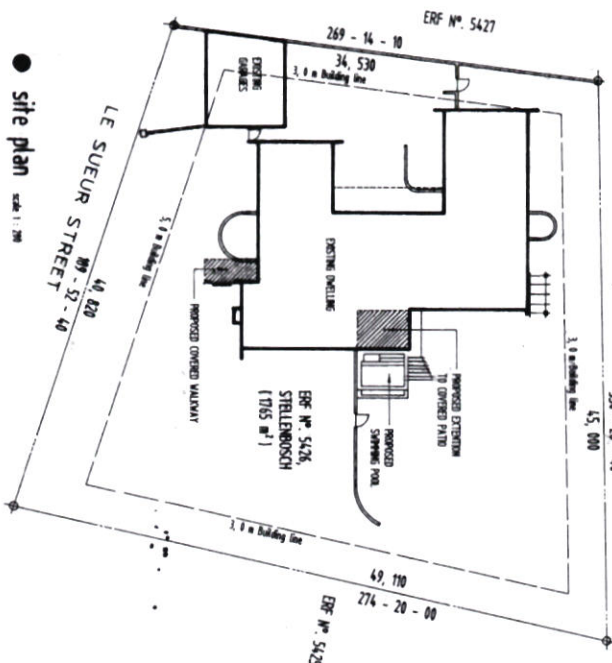
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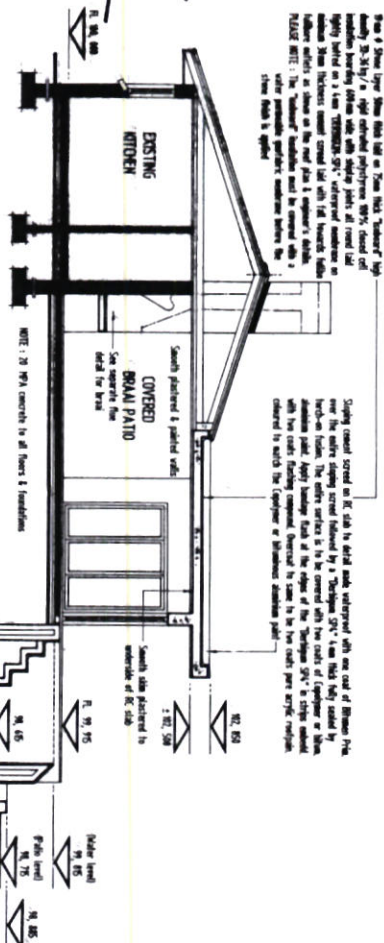
● north elevation



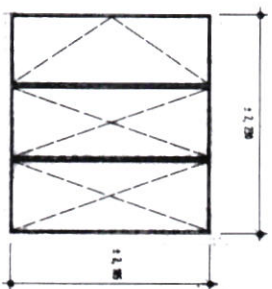
● **west elevation**



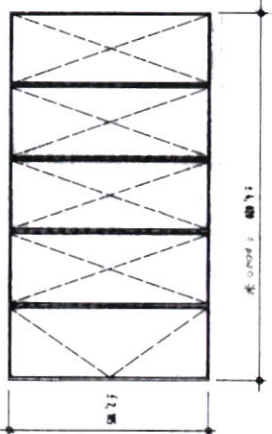
● **site plan** scale 1 : 200



- **section 1-1**



- **section 2-2**

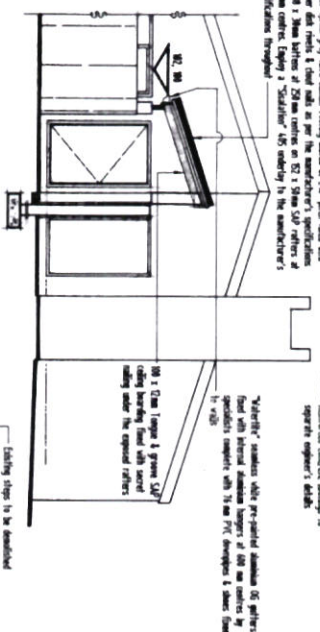


- **door details**

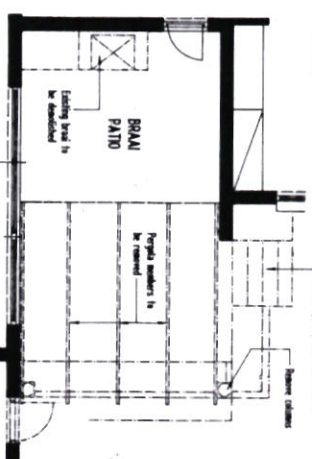
NOTES:

All the glassing is comply with the requirements of SANS 1037 & SANS 1040 Part 7.

All access doors are to be fitted with safety glass.



braai patio demolition plan



Revisions

November 2011
 U deposition & analysis of STPS, leading to PAID
 U deposition (during between funding books - working by 12th Nov)

DRAWING:-
ELEVATIONS
SECTIONS
SITE PLAN
DOOR DETAILS

NOTES:-

All work and dimensions to be written on site.
Figured dimensions to be used in preference to scaling drawings.

MR. & MRS. G. LOUBSER

INCHEN:
 PAUL DU PLESSIS
 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845,

DATE: JUNE 2010

04 / 31 / 01

ERASIM ST:




CONSTRUCTION NOTES

ERF 9885

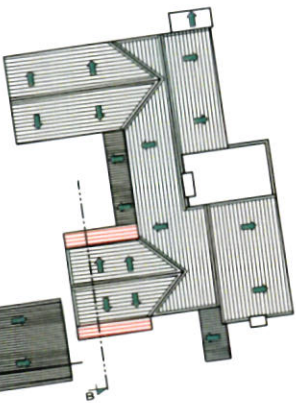
SITE AREA: 1750m²

ZONE: 1

- NOTE: ALL DIMENSIONS TO BE**
1. Building footprint as shown on the site plan.
 2. Building footprint as shown on the site plan.
 3. Building footprint as shown on the site plan.
 4. Building footprint as shown on the site plan.
 5. Building footprint as shown on the site plan.
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 8. Building footprint as shown on the site plan.
 9. Building footprint as shown on the site plan.
 10. Building footprint as shown on the site plan.
 11. Building footprint as shown on the site plan.



BASEMENT LAYOUT scale 1:100



ROOF LAYOUT scale 1:200

SITE & GROUND FLOOR LAYOUT scale 1:100



NOTE: ALL DIMENSIONS TO BE
CONFIRMED ON SITE

SERVICES LEGEND

PLUMBING SERVICES LEGEND

CONSTRUCTION LEGEND

GENERAL INFORMATION

PROJECT DETAILS

DRAWING DETAILS

REVISIONS

CLIENT

cutting boundary wall

EXISTING GARAGE (outbuilding)

Floor level = 213.115

- existing road structure
- lift trapping on 2nd/3rd bay bays @ 750m
- existing gate raised points removed & opening filled with brick work
- existing crane, blow slab
- existing paving
- existing foundation

[illegible][illegible][illegible]

GROUND FLOOR	
Rest Floor Area	44
Circling area	8.54
Existing as % of rest floor area	19.65

Ordering	Chemical Parameters	Sampling Interval (min)	[a] at Maximum		[b] at Minimum		Temperature (°C)	Sampling Interval (min)	Reference
	Chemical Name	Sampling Rate	Quantity	Units	Quantity	Units	Value (°C)	Value (°C)	
01	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
02	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
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81	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
82	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
83	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
84	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
85	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
86	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
87	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
88	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
89	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
90	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
91	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
92	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
93	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
94	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
95	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
96	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
97	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
98	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
99	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]
100	CHLORINE	1	0.0001	mol/L	0.0001	mol/L	10 ± 1	10 ± 1	[1]

Notes: Respondents were asked 20 questions (out of which 10 were to determine the 3 values) and received a score ranging from 0 to 20. The mean score was 10.5. The scores were categorized as follows: 0-10 (low), 11-15 (medium), and 16-20 (high). The scores were then used to determine the 3 values. The scores were then used to determine the 3 values.

The diagram shows a floor plan of a building. A yellow-shaded rectangular area is labeled "Exposure Assessment". This area contains a smaller rectangle with a grid of dots, representing a specific measurement or sampling location. The rest of the building is outlined in black.

[illegible][illegible]

The diagram illustrates a complex roof assembly. The primary structure consists of a sloped concrete deck supported by 2x8 steel joists, which are themselves supported by a 2x10 wooden deck. A 10 mil continuous vapor barrier or sheet is applied over the concrete deck to prevent moisture ingress. Above the concrete deck is a layer of R-19 mineral wool insulation. A vertical section on the right shows a separate vertical deck component.

1. rubber mold
- roof structure of three carport roof (the
on Radiation 40)

[illegible]

WATER HEATING:
CALCULATIONS:

1. The following 10 questions are to be asked of the respondent:

- a. 1. Is the respondent a member of the following religious group?
2. If so, how long has he been a member?
3. How often does he attend religious services?
4. How much money does he contribute to the religious group?
5. How much money does he contribute to the religious group?
6. How much money does he contribute to the religious group?
7. How much money does he contribute to the religious group?
8. How much money does he contribute to the religious group?
9. How much money does he contribute to the religious group?
10. How much money does he contribute to the religious group?

SERVICES

LEGEND

CONSTRUCTION

new material	新資料
existing material	旧資料
new structure	新構造
existing structure	旧構造

ZIP CODE	MAILING ADDRESS
20000	10000
20001	10001
20002	10002
20003	10003
20004	10004
20005	10005
20006	10006
20007	10007
20008	10008
20009	10009
20010	10010
20011	10011
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20093	10093
20094	10094
20095	10095
20096	10096
20097	10097
20098	10098
20099	10099
20100	10100

TOTAL BILLING **YOUR NEW COMPANY**
VERBODEN TOEGANG

HOUSE KRUGER
ERF 5426
6 LE SUEUR STREET
STELLENBOSCH

draw n°. CD00Zrev1
 21/06/2023
 valida se ok para o AI
REVISIONS
 REV: 001
 DATA: 21/06/2023

James

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF JOHANNESBURG BUILDING REGULATIONS AND THE NATIONAL BUILDING REGULATIONS.

2. THE PROPOSED SWIMMING POOL SHALL BE 10m x 5m IN SIZE AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

3. THE PROPOSED CARPORT SHALL BE 10m x 5m IN SIZE AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

4. THE PROPOSED WALLS SHALL BE 230mm THICK AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

5. THE PROPOSED ROOF SHALL BE 10% PITCHED AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

6. THE PROPOSED FLOOR SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

7. THE PROPOSED CEILING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

8. THE PROPOSED DOORS SHALL BE 2100mm HIGH AND 900mm WIDE.

9. THE PROPOSED WINDOWS SHALL BE 2100mm HIGH AND 1200mm WIDE.

10. THE PROPOSED ROOFING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

11. THE PROPOSED WALLS SHALL BE 230mm THICK AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

12. THE PROPOSED FLOOR SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

13. THE PROPOSED CEILING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

14. THE PROPOSED DOORS SHALL BE 2100mm HIGH AND 900mm WIDE.

15. THE PROPOSED WINDOWS SHALL BE 2100mm HIGH AND 1200mm WIDE.

16. THE PROPOSED ROOFING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

17. THE PROPOSED WALLS SHALL BE 230mm THICK AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

18. THE PROPOSED FLOOR SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

19. THE PROPOSED CEILING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

20. THE PROPOSED DOORS SHALL BE 2100mm HIGH AND 900mm WIDE.

21. THE PROPOSED WINDOWS SHALL BE 2100mm HIGH AND 1200mm WIDE.

22. THE PROPOSED ROOFING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

23. THE PROPOSED WALLS SHALL BE 230mm THICK AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

24. THE PROPOSED FLOOR SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

25. THE PROPOSED CEILING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

26. THE PROPOSED DOORS SHALL BE 2100mm HIGH AND 900mm WIDE.

27. THE PROPOSED WINDOWS SHALL BE 2100mm HIGH AND 1200mm WIDE.

28. THE PROPOSED ROOFING SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

29. THE PROPOSED WALLS SHALL BE 230mm THICK AND SHALL BE CONSTRUCTED WITH 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.

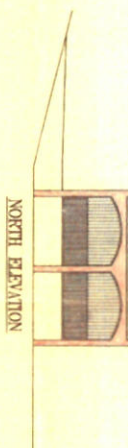
30. THE PROPOSED FLOOR SHALL BE 100mm THICK CONCRETE SLAB ON 150mm THICK RAFTERS.



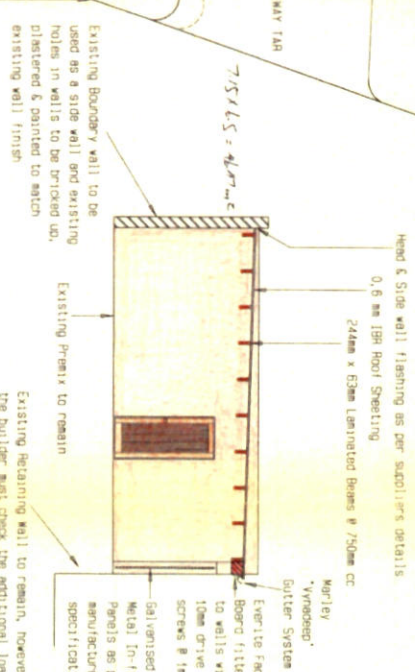
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



CROSS SECTION A-A

Scale 1:50

PLAN OF ERF 5426

Scale 1:100

NOTE: Dimensions are only to be read and not scaled

NO.	DATE	REVISION	BY	CHKD.
1	20/08/2018	1	...	...
2	20/08/2018	2	...	...
3	20/08/2018	3	...	...
4	20/08/2018	4	...	...
5	20/08/2018	5	...	...
6	20/08/2018	6	...	...
7	20/08/2018	7	...	...
8	20/08/2018	8	...	...
9	20/08/2018	9	...	...
10	20/08/2018	10	...	...
11	20/08/2018	11	...	...
12	20/08/2018	12	...	...
13	20/08/2018	13	...	...
14	20/08/2018	14	...	...
15	20/08/2018	15	...	...
16	20/08/2018	16	...	...
17	20/08/2018	17	...	...
18	20/08/2018	18	...	...
19	20/08/2018	19	...	...
20	20/08/2018	20	...	...
21	20/08/2018	21	...	...
22	20/08/2018	22	...	...
23	20/08/2018	23	...	...
24	20/08/2018	24	...	...
25	20/08/2018	25	...	...
26	20/08/2018	26	...	...
27	20/08/2018	27	...	...
28	20/08/2018	28	...	...
29	20/08/2018	29	...	...
30	20/08/2018	30	...	...



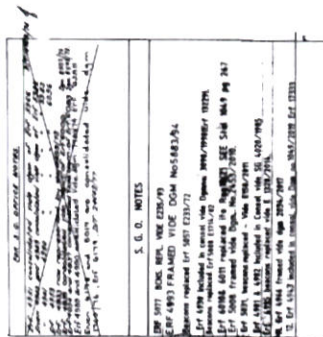
PLAN 5: SURVEYOR GENERAL DIAGRAM

[illegible]

5-10 5/10
Approved
H. H. H.
J. H. H. H.
30-4-1913

COMMUNITY: APPROVAL: 2001/11/20 17:18:30

NO. OF PAGES	NO.	DATE RECEIVED	NO. OF PAGES	NO.	DATE RECEIVED
100	100	100	100	100	100

[illegible]

5. G. O. NOTES

[illegible]

Originals: Agm No. 8334 / 5.7
SBS File S/N 1008
S/N E. 833 / 72
Computer File No. 8334
S/N 8334, S/N 8334 / 1008
S/N 8334

10-1000 (1000)

SHEET 2

Nicole Katts

From: WRAP <admin@wrapgroup.co.za>
Sent: Friday, 11 August 2023 15:50
To: Nicole Katts
Subject: [EX] RE: OUTSTANDING INFORMATION: TP413/2023 - ERF 5426, STELLENBOSCH
Attachments: 1. Letter.pdf; 2. Amended application form.pdf; 3. Amended motivation.pdf; 4. Amended Proposed SDP.pdf; 5.1. Approved 1999 Proposed Carport.pdf; 5.2. Approved as built.pdf; 5.3. Approved as built.pdf; 6. Submitted Building plan for approval.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good day

Attached please find the following:

1. Letter;
2. Amended application form;
3. Amended motivation;
4. Amended proposed SDP;
5. Approved building plans; and
6. Building plan submitted pending approval with building department.

Regards

Salomé Kotzé

ADMINISTRATION

Email: admin@wrapgroup.co.za

T: +27 (28) 313 1411 | M: +27 (82) 951 7868

Unit B, Standard House, Cnr Royal and Dirkie Uys Street

P O Box 1247, Hermanus, 7200

www.wrapgroup.co.za



From: WRAP <admin@wrapgroup.co.za>
Sent: Monday, July 17, 2023 8:35 AM
To: 'Nicole.Katts@ Stellenbosch.gov.za' <Nicole.Katts@ Stellenbosch.gov.za>
Subject: RE: OUTSTANDING INFORMATION: TP413/2023 - ERF 5426, STELLENBOSCH

Good morning Nicole

We acknowledge receipt of your email and the attached document.

Could you please provide feedback on the following:

- Is a full set of building plans always required when a second dwelling is allowed in terms of a technical approval?
- Should the final building plans differ from the required plans at this stage how would this be addressed?

The reason for these questions is that the client's plans may change in terms of the footprint and/or layout. Initially, the client only sought approval, intending to later engage an architect to design the second dwelling.

This is also why the second dwelling was not included in the schedule of areas, as its design may undergo changes. While the proposed position will remain the same, the size may vary.

We look forward to your feedback.

Kind Regards,
THIAN JANSEN
PROFESSIONAL TOWN PLANNER

Email: admin@wrapgroup.co.za

T: +27 (28) 313 1411 | M: +27 (72) 122 7704

Unit B, Standard House, Cnr Royal and Dirkie Uys Street

P O Box 1247, Hermanus, 7200

www.wrapgroup.co.za



From: Nicole Katts <Nicole.Katts@ Stellenbosch.gov.za>

Sent: Thursday, July 13, 2023 1:07 PM

To: WRAP <admin@wrapgroup.co.za>

Subject: OUTSTANDING INFORMATION: TP413/2023 - ERF 5426, STELLENBOSCH

Good day Thian

I trust that you are well.

Please find attached outstanding information requested by the planner.

Once the necessary is submitted an invoice will be generated.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOSCH
STELLENBOSCH • FRĖEL • FRANSKROOK
MUNISIPALITEIT • UMABHALA • MUNICIPALITY



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from nicole.katts@stellenbosch.gov.za sent at 2023-07-13 13:07:01 is confidential and may be legally privileged. It is intended solely for use by admin@wrapgroup.co.za and others authorized to receive it. If you are not admin@wrapgroup.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](#)



Project Office

Town Planning & Project Management

Our Reference: 23/27

11 August 2023

The Municipal Manager
Stellenbosch Municipality
PO Box 17
Stellenbosch
7600

Ms Thuthula Mazana

ERF 5426 STELLENBOSCH: APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL

Attached please find the requested amended application and information required.

The changes were made include removing the second dwelling application as the client does not have building plans available.

Building plans are attached as requested with elevations of the main dwelling, the latest proposed plans drafted by JPR Architectural Services drw nr. CD001rev1 it currently submitted at the Stellenbosch Municipality for approval.

We trust that you will find the above in order. Should you require any additional information, please do not hesitate to contact us.

Yours faithfully

THIAN JANSEN
PROFESSIONAL TOWN PLANNER (A/2858/2019)

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Unit B, Standard House,
Cnr Royal and Dirkie Uys Street
Hermanus

P O Box 1247
Hermanus,
7200

Tel: +27 (0)28 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

20 YEARS
EST 1991

WRAP Group Established 2002

Nicole Katts

From: Nicole Katts
Sent: Thursday, 13 July 2023 13:06
To: WRAP
Subject: OUTSTANDING INFORMATION: TP413/2023 - ERF 5426, STELLENBOSCH
Attachments: OUTSTANDING INFO - TP413-2023.pdf

Good day Thian

I trust that you are well.

Please find attached outstanding information requested by the planner.

Once the necessary is submitted an invoice will be generated.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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STELLENBOSCH MUNICIPALITY APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	THIAN				
Surname	JANSEN				
Company name	WRAP PROJECT OFFICE				
Postal Address	UNIT B, STANDARD HOUSE, CNR ROYAL AND DIRKIE UYS STREET				
		Postal Code	7200		
Email	ADMIN@WRAPGROUP.CO.ZA				
Tel	+27 (28) 313 1411	Fax		Cell	+27 (72) 122 7704

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	SMART VILLAGE APARTMENTS (PTY) LTD				
Physical address	6 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH				
		Postal code	7600		
E-mail	PJKRUGER@GMAIL.COM				
Tel		Fax		Cell	076 579 2579

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	5426	Portion(s) if Farm		Allotment area	BRANDWACHT	
Physical Address	6 LE SUEUR STREET					
	BRANDWACHT					
	STELLENBOSCH					
Current Zoning	CONVENTIONAL RESIDENTIAL ZONE	Extent	1765m ²	Are there existing buildings?	Y	N
Applicable Zoning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019					
Current Land Use	RESIDENTIAL					



APPLICATION FORM

Title Deed number and date	T	T3785/2023										
Attached Conveyance's Certificate	Y	N	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate									
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):									
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):									
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management									
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.			
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use ² ?				Y	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?				Y	N	
PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY												
Has there been any pre-application consultation?		Y	N	If Yes, please attach the minutes of the pre-application consultation.								
Has the pre-application scrutiny form been submitted?		Y	N	If yes, please attach the written feedback received.								
* The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.												

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)



APPLICATION FORM

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning*	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	X
15(2)(p) an occasional use of land	
15(2)(q) to disestablish a home owner's association	
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity	
15(2)(l) amendment of Site Development Plan	
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines	

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws	R
	Consent / Permission required in terms of a title deed	R
X	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
TOTAL A:		

PRESCRIBED NOTICE AND FEES*** (for completion and use by official)

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R



APPLICATION FORM

ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
NOTICE OF DECISION	Provincial Gazette	R
INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:		R
TOTAL APPLICATION FEES** (TOTAL A + B)		R

****The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.**

*****All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579**

****** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.**

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
Bank: FIRST NATIONAL BANK (FNB)
Branch no.: 210554
Account no.: 62869253684
Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	WRAP PROJECT OFFICE
Postal Address	P O Box 1247, Hermanus, 7200
Vat Number (where applicable)	4840304937

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage			From	%	To	%



APPLICATION FORM

	Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To	
	Exceeding height restriction		From	m	To	m
	Exceeding maximum storey height		From	m	To	m
X	Consent/Conditional Use/Special Development					
	To permit A GUEST HOUSE					
X	Other (please specify)	TECHNICAL APPROVAL – TO ALLOW A HOME OCCUPATION PRACTISE AND SECOND DWELLING UNIT				

Brief description of proposed development / intent of application:

THE PROPERTY OWNERS HAVE AN INTENTION TO OPERATE A GUEST HOUSE FROM THE SUBJECT PROPERTY WHILE PROPOSING TO ADD A SECOND DWELLING AND OPERATING A HOME OCCUPATION PRACTICE FROM THE PROPERTY.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

<u>Y</u>	N	Power of attorney / Owner's consent if applicant is not owner		Y	<u>N</u>	Bondholder's consent (if applicable)
<u>Y</u>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	<u>N</u>	Proof of any other relevant right held in the land concerned
<u>Y</u>	N	Written motivation pertaining to the need and desirability of the proposal		<u>Y</u>	N	S.G. diagram / General plan extract (A4 or A3 only)
<u>Y</u>	N	Locality plan (A4 or A3 only) to scale		<u>Y</u>	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y	<u>N</u>	Proposed subdivision plan (A4 or A3 only) to scale		Y	<u>N</u>	Proof of agreement or permission for required servitude
<u>Y</u>	N	Proof of payment of application fees		<u>Y</u>	N	Proof of registered ownership (Full copy of the title deed)
Y	<u>N</u>	Conveyancer's certificate		Y	<u>N</u>	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
Y	N	<u>N/A</u> Consolidation plan (A4 or A3 only) to scale		<u>Y</u>	N	<u>N/A</u> Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	<u>N/A</u> Street name and numbering plan (A4 or A3 only) to scale				



APPLICATION FORM

Y	N	<u>N/A</u>	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	<u>N/A</u>	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	<u>N/A</u>	Abutting owner's consent	Y	N	<u>N/A</u>	Home Owners' Association consent
Y	N	<u>N/A</u>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	<u>N/A</u>	Services Report or indication of all municipal services / registered servitudes
Y	N	<u>N/A</u>	Copy of original approval and conditions of approval	Y	N	<u>N/A</u>	Proof of failure of Home owner's association
Y	N	<u>N/A</u>	Proof of lawful use right	Y	N	<u>N/A</u>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<u>Y</u>	N	<u>N/A</u>	Required number of documentation copies	Y	N	<u>N/A</u>	Other (specify)

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	<u>N</u>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
Y	<u>N/A</u>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	<u>N/A</u>	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	<u>N/A</u>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	<u>N/A</u>	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	<u>N/A</u>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	<u>N/A</u>	National Water Act, 1998 (Act 36 of 1998)
Y	<u>N/A</u>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	<u>N/A</u>	Other (specify)



APPLICATION FORM

Y	<u>N</u>	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.
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SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.



APPLICATION FORM

Applicant's signature:	<u><i>Janse</i></u>	Date:	<u>20 June 2023</u>
Full name:	<u>THIAN JANSEN</u>		
Professional capacity:	<u>PROFESSIONAL TOWN PLANNER (PR. PLN. A/2858/2019)</u>		
FOR OFFICE USE ONLY			
Date received: _____	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>		
Received By: _____			



1. ABBREVIATIONS

SM	Stellenbosch Municipality
SMZS	Stellenbosch Municipality Zoning Scheme By-Law, 2019
BY-LAW	Stellenbosch Municipality Land Use Planning By-Law, 2015
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Stellenbosch Municipality Spatial Development Framework, 2019

2. PROPERTY DETAILS

Erf Number	Erf 5426 Stellenbosch
Extent	1765m ²
Zoning	Conventional Residential Zone

3. BACKGROUND AND INTENT

The subject property, Erf 5426 Stellenbosch, situated at 6 Le Sueur Street, Stellenbosch (refer to **Plan 1 - Locality Plan**), has been acquired by Smart Village Apartments (Pty) Ltd as an investment property. In their pursuit to maximize its potential, the property owners have entrusted WRAP Project Office to submit this land use application on their behalf (refer to **Annexure A - Power of Attorney**).

The primary objective of the property owners is to repurpose the existing main dwelling into a guest house, capitalizing on the growing demand for accommodation in the area. Recognizing the potential for economic growth and the desire to contribute to the local tourism industry, they envision transforming the property into a welcoming space for visitors seeking a comfortable and memorable stay.

Additionally, the property owners have a broader vision to enhance the property's appeal and functionality by introducing a second dwelling. This strategic addition aims to accommodate a wider range of guests and provide flexibility in terms of accommodation options by only utilising the entire main dwelling as a guest house. By expanding the property's capacity, the owners aim to meet the diverse needs of visitors, further contributing to the local economy and creating employment opportunities.

The proposal to establish a guest house and incorporate a second dwelling demonstrates the property owners' commitment to sustainable development and their desire to play an active role in the growth of the community. The envisioned improvements not only have the potential to attract more visitors to the area but also to enhance the overall aesthetic and functionality of the property, ultimately benefiting both the property owners and the local community.

To ensure compliance with the SMZS, approval of the following applications is required:

- Technical approval for a second dwelling;
- Technical approval for a home occupation practice; and
- Consent Use for a guest house to be operated.



4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owner's requirements are met. The following is proposed:

4.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).

After acquiring the property, the owner recognizes its potential as an ideal location for a guest house. Presently, the property features 6 bedrooms with the proposal to utilise the existing lounge as two bedrooms and the owner intends to expand its capacity by converting the existing double garage into additional bedrooms, thus increasing the total number of rooms to 8. To ensure that the property is legally authorized for hosting transient guests and aligns with its intended purpose, the owner plans to apply for consent to use the property as a guest house. (as shown in **Plan 4 - Proposed Site Development Plans**).

The objective of this proposal would bring numerous benefits to both the local community and the broader tourism industry. Firstly, a guest house would contribute to the economic growth and development of Stellenbosch. As a popular tourist destination renowned for its rich cultural heritage, breath taking landscapes, and renowned wineries, Stellenbosch attracts visitors from around the world. By providing additional accommodation options, a guest house would cater to the increasing demand for quality lodging, thus encouraging more tourists to choose Stellenbosch as their preferred destination. This, in turn, would lead to increased spending at local businesses, such as restaurants, shops, and tour operators, fostering economic prosperity within the community.

Furthermore, a guest house can generate employment opportunities for the local workforce. Hiring staff members, such as housekeepers, and maintenance personnel, would not only provide stable jobs but also contribute to skills development and capacity building within the hospitality industry. By supporting job creation, the guest house would enhance the livelihoods of local residents and promote social well-being.

In addition to the economic advantages, a guest house can significantly contribute to the cultural enrichment of the area. As visitors stay at the guest house, they would have the opportunity to immerse themselves in the local culture, interact with the community, and experience the unique offerings of Stellenbosch first hand. This cultural exchange can foster mutual understanding and appreciation, promoting a positive image of Stellenbosch as a welcoming and diverse destination.

Moreover, the establishment of a guest house aligns with the municipality's efforts to promote sustainable tourism. By providing an alternative to large-scale hotels, a guest house offers a more intimate and personalized experience for guests, allowing them to connect with the local environment and heritage. This approach fosters a more sustainable form of tourism, minimizing the impact on natural resources and reducing carbon emissions associated with mass tourism. It supports the municipality's vision of responsible tourism, ensuring the long-term preservation of Stellenbosch's natural and cultural assets for future generations.

The main dwelling will be utilised for the operation of the guest house, a total of 8 bedrooms can be supplied to guests.



4.2 Technical approval to allow a home occupation practice in terms of the Zoning Scheme Bylaw, 2019

The subject property is currently zoned as Conventional Residential Zone. The SMZS (Stellenbosch Municipality Zoning Scheme By-Law, 2019) allows the operation of a home occupation practice considering it complies with the parameters set out by within the SMZS:

- "(a) the activity should be of such a limited nature that the operator shall employ no more than two persons;*
- (b) the hours of operation shall be limited to between 07:30 to 18:00 Mondays to Saturdays;*
- (c) the maximum floor area for a home occupation practice (including storage) shall be no more than 30% of the floor area of the buildings on the land unit up to a maximum of 50m²."*

The property owners also have a vision to operate a home occupation practice from the property. One of the property owners is a counsellor, working with clients experiencing a wide range of emotional and psychological difficulties to help them bring about effective change and/or enhance their wellbeing. Clients could have issues such as depression, anxiety, stress, loss and relationship difficulties that are affecting their ability to manage life.

The home occupation practice is not predicted to be a nuisance to the surrounding area as it is considered a quiet profession. The operation of the home occupation practice will only also only occur within the timeframe parameters set out by the SMZS.

4.3 Technical approval to allow a second dwelling house in terms of the Zoning Scheme Bylaw, 2019

As the proposal is to utilise the entire main dwelling as a guest house, the property owners have the vision to construct a second dwelling unit in an area that is underutilised. The Stellenbosch Municipality's technical approval is required. Refer to Plan 7 for the proposed Site Development Plan.

Constructing a second dwelling on the property provides several benefits and advantages. Firstly, it addresses the growing demand for housing in the area. Stellenbosch is a popular destination with a thriving community, and the availability of additional housing options can help meet the needs of individuals and families seeking to live in this desirable location.

Secondly, a second dwelling increases the property's value and potential. It maximizes the utilization of available space, allowing for efficient land use and development. By making use of an underutilized area on the property, the proposed construction of a second dwelling enhances its overall functionality and attractiveness.

Furthermore, a second dwelling offers flexibility and versatility. It provides an opportunity for homeowners to accommodate extended family members, such as aging parents or adult children, while still maintaining privacy and independence for all parties.

From a community perspective, a second dwelling can contribute to the vitality and diversity of the neighbourhood. It provides an opportunity for a mix of residents, fostering



social interaction and creating a sense of community. The presence of different types of housing options enriches the overall fabric of the area, promoting a vibrant and inclusive environment.

Lastly, the construction of a second dwelling aligns with sustainable urban development principles. By making efficient use of existing infrastructure and land, it minimizes urban sprawl and reduces pressure on undeveloped areas. This approach supports the municipality's efforts to promote responsible growth and preserve the natural beauty of Stellenbosch.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015);

5.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019; and

5.3 Technical approval for a second dwelling house in terms of the Zoning Scheme Bylaw, 2019.

6. LAND USE ENVIRONMENT

The subject property is located in a residential area, with open spaces in the surrounding area. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

7. TITLE DEED

Upon review of Title Deed T3785/2023 (please refer to Annexure B – Title Deed), it has been confirmed that there are no restrictive conditions present that would prohibit the operation of a guest house or the inclusion of a second dwelling or home occupation practice on the property.

8. ZONING

The following zoning parameters were assessed in conjunction with the Conventional Residential Zone zoning as this is a relevant consideration:



MOTIVATION

CONVENTIONAL RESIDENTIAL ZONE			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	<ul style="list-style-type: none"> Dwelling house 	<ul style="list-style-type: none"> Dwelling House 	Comply
Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	<ul style="list-style-type: none"> Bed and breakfast establishment; Home day care centre; Home occupation practice; Home lodging; Second dwelling; Occasional use (one event/year); and Private road. 	<ul style="list-style-type: none"> Home occupation practice Second dwelling 	Applied for and motivated
Consent Uses (application required)	<ul style="list-style-type: none"> Commune; Extramural facility; Group housing; Guest house; House shop; Occasional use (>one event/year); Tourist dwelling unit; and Additional uses exceeding parameters in this chapter. 	<ul style="list-style-type: none"> Guest House 	Applied for and motivated
Development parameters			
Coverage	The greater of 750m ² or 40%		
Height	The maximum number of storeys is 2.	Only one storey is being proposed	Comply
Building Lines	i. The street building line is 4m; and ii. The side building line is 2,5m.	All building lines all being complied with.	Comply



9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water and Sewage

The existing building is connected to the existing networks in the Brandwacht area, which include electricity, water and sewage networks.

Solid Waste

The owners will collect and hold the waste until collection days that will be collected by the SM.

Access and Egress

Access and egress to the subject property is gained from Le Sueur Street and the proposal will not affect this. An additional parking area is being proposed at the front of the property.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owner.

Socio-economic impact	<p>As mentioned, and motivated in Section 2 of this report, to expand thereon:</p> <p><u>Guest House:</u></p> <ul style="list-style-type: none">• Employment Generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community.• Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services.• Small Business Support: Guest houses often collaborate with local suppliers for various needs, such as food, beverages,
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and other amenities. By sourcing from local businesses, guest houses contribute to their success and sustainability, further strengthening the local economy.

- **Cultural Exchange:** Guest houses provide a platform for cultural exchange between guests and the local community. Visitors have the opportunity to learn about the local culture, traditions, and way of life, while residents can share their experiences and knowledge, fostering cultural appreciation and understanding.

Adding a Second Dwelling:

- **Increased Housing Options:** The addition of a second dwelling provides additional housing options within the community, addressing housing demands and potentially reducing the strain on the local housing market.
- **Property Value Enhancement:** Adding a second dwelling can increase the overall value of the property, benefiting homeowners and potentially encouraging other property owners to invest in their properties as well.
- **Rental Income Potential:** Homeowners can generate additional income by renting out the second dwelling, providing a source of financial stability and potentially supporting local entrepreneurship.

Practicing of a Home Occupation Practice:

- **Entrepreneurship and Small Business Development:** Operating a home occupation practice would allow the property owners to establish and grow a small business from their residence. This encourages entrepreneurship, creates employment opportunities, and supports local economic development.
- **Work-Life Balance:** Operating a home occupation practice offers flexibility and work-life balance for individuals, allowing them to pursue their professional goals while managing personal responsibilities.
- **Reduced Commuting:** Home-based businesses contribute to reduced traffic congestion and carbon emissions by eliminating the need for daily commuting, leading to environmental benefits.
- **Support for Local Services:** Home-based businesses often require support from local service providers such as accountants, suppliers, and marketing professionals. This



MOTIVATION

	stimulates the local economy and creates a network of collaborative opportunities.
Compatibility with surrounding uses	<ul style="list-style-type: none">• Architectural Harmony: The design and architecture of the guest house, second dwelling, or home occupation space should be in harmony with the existing buildings on the property to ensure coherence with each other. This includes considering the scale, materials, and architectural styles.• Traffic and Parking Management: Consider the impact on traffic flow and parking availability in the area. Adequate on-site parking will be provided to minimize congestion and inconvenience to the surrounding residents.• The property owners will have an open communication system that will maintain open and transparent communication with the surrounding residents and stakeholders throughout the process.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The proposed improvement to the property is not expected to have a negative impact on heritage as the structure is not considered important in terms of heritage.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal is not predicted to have a significant impact on traffic, parking or access.

To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure the additions are not in contradiction with any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

The subject property is situated within a residential neighbourhood, and the proposed operation of the guest house within the existing main dwelling is not anticipated to have any adverse effects on the surrounding area. As for the second dwelling, the construction will align with the future submitted building plans, with a proposal already included on the site plan. It is important to note that these uses comply with the zoning regulations and require consent from the municipality. Therefore, measures have been taken to ensure that the views, sunlight, and overall character of the area will be unaffected by the proposed changes.



Economic impact

Approval of the applications will allow the property owners to utilise the property as a guest house which will unlock employment generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community. Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services, enterprises that will in turn employ locals that will aid in the daily operations of the businesses.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties and the addition of a guest house is not predicted to have a negative impact on the surrounding properties.

Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Spatial Planning Policies

The consistency and inconsistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Throughout the PSDF economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure the Provincial economy has a large impact on the National economy.

The continual growth of the Provincial economy means that economic activity should be stimulated in other spheres of the government. This application to provide a guest house in an area where economic activity is relatively low as the area is a residential area, with small home occupation practices in the area. The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The MSDF's purpose is to ensure compliance with national, provincial and municipal legislation policies and principles. The MSDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The MSDF was drafted after considering input from other state departments and the



public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan the MSDF was synthesised through the influence of these policies and frameworks.

Promoting Stellenbosch as a thriving tourist destination is a key priority for the Stellenbosch Municipality (SM) and repeatedly indicated within the MSDF. Recognizing the significance of tourism in driving economic growth and development, there is a growing need to expand the available accommodation options to cater to the increasing number of visitors. In this regard, guest houses play a crucial role in providing both small and larger-scale transient guest accommodation.

By prioritizing tourism, the SM aims to capitalize on the town's unique offerings, including its rich cultural heritage, renowned vineyards, and picturesque landscapes. By attracting more tourists, Stellenbosch can boost local businesses, create employment opportunities, and stimulate economic activity. However, to fully realize this potential, it is essential to provide adequate and diverse accommodation options that cater to the needs and preferences of different visitors.

Guest houses offer a distinct advantage in this regard. They provide a personalized and intimate experience, allowing guests to immerse themselves in the local culture and lifestyle. With their cozy atmosphere and often locally inspired decor, guest houses offer a charming alternative to traditional hotels. Many visitors appreciate the warm hospitality and personal touch that guest houses provide, making them an attractive choice for those seeking a unique and memorable stay.

Furthermore, guest houses cater to a wide range of budgets, accommodating both budget-conscious travellers and those seeking luxury and exclusivity. This versatility enables Stellenbosch to appeal to a broader spectrum of tourists, ensuring that the town remains accessible and attractive to visitors with varying preferences and financial means.

Expanding the availability of guest houses aligns with the overall vision of the SM to promote sustainable tourism. By encouraging the establishment and growth of guest houses, the municipality can distribute the benefits of tourism more evenly throughout the community, fostering local entrepreneurship and supporting small businesses. This decentralized approach also helps alleviate pressure on popular tourist areas, allowing visitors to explore different parts of Stellenbosch and discover its hidden gems.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to utilise the property for a



guest house, second dwelling or home occupation practice the subject property is not predicted to contribute to past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability encompasses planning proposals that lead to viable communities. In line with this principle, the guest house and home occupation practice presented in this proposal offer a pathway for the property owners to maximize the utilization of the existing residential property. By converting it into an economic-contributing property, the proposal has the potential to generate employment opportunities and generate income for various income groups in the surrounding area.

The establishment of a guest house creates a space for tourism and hospitality activities, attracting visitors to the area. This influx of tourists can have a positive economic impact on the community by supporting local businesses, such as restaurants, shops, and tour operators. Additionally, the guest house can provide employment opportunities for local residents, contributing to the livelihoods of individuals in the area.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other SM regulations which is a hallmark of resilience. The proposal allows for the conversion and utilization of existing structures on the property, such as the main dwelling and the double garage, for different purposes. This flexibility enables the property to respond to changing needs and circumstances, providing opportunities for alternative land use and economic activities.

Good administration

The SM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13. EVALUATION

In conclusion, the proposal to expand the use of the property beyond residential purposes offers a significant opportunity to enhance the value of the area and create employment prospects. It ensures a seamless integration with the surrounding neighbourhood, prioritizing harmony and minimizing disruptions. The proposed operating hours will adhere to regulations and by-laws, demonstrating a commitment to maintaining a peaceful coexistence with the local community.

Moreover, the proposal reflects meticulous compliance with relevant spatial planning policies. The applicants have diligently ensured that the proposed uses align with all necessary regulations and guidelines, underscoring their responsible and well-informed approach to urban planning. This adherence to spatial planning policies not only demonstrates the applicants' conscientiousness but also establishes a strong foundation for the successful implementation of the project.

Overall, the proposal exhibits a clear vision for the future use of the property. With its potential to attract tourists, create employment opportunities, and seamlessly integrate into the existing community, the proposal presents an enticing opportunity for sustainable growth and prosperity.

14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

14.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015);

14.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019; and

14.3 Technical approval for a second dwelling house in terms of the Zoning Scheme Bylaw, 2019.

4. Proposed Site Plan Erf 5426 - Stellenbosch

Schedule of Areas

Site Area - 1765m ²
Existing Dwelling - 245m ²
Existing Garages - 83,8m ²
Covered Patio - 26,9m ²
Covered Porch - 8,7m ²
Existing Wendy House - 7,5m ²
Coverage - 371,9m ² / 21,07%



Scale 1 : 250

Plan prepared by: Thian Jansen
Based on plans provided from JPR Architectural services
All distances are approximate
and subject to a survey
Tel: 028 313 1411
Email: admin@wrappgroup.co.za
Unit 8, Standard House, Corner of Royal and Dikle Uys
Street Hermanus, 7200



STELLENBOSCH MUNICIPALITY APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	THIAN				
Surname	JANSEN				
Company name	WRAP PROJECT OFFICE				
Postal Address	UNIT B, STANDARD HOUSE, CNR ROYAL AND DIRKIE UYS STREET		Postal Code	7200	
Email	ADMIN@WRAPGROUP.CO.ZA				
Tel	+27 (28) 313 1411	Fax		Cell	+27 (72) 122 7704

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	SMART VILLAGE APARTMENTS (PTY) LTD				
Physical address	6 LE SUEUR STREET, BRANDWACHT, STELLENBOSCH		Postal code	7600	
E-mail	PJKRUGER@GMAIL.COM				
Tel		Fax		Cell	076 579 2579

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	5426	Portion(s) if Farm		Allotment area	BRANDWACHT		
Physical Address	6 LE SUEUR STREET BRANDWACHT STELLENBOSCH						
Current Zoning	CONVENTIONAL RESIDENTIAL ZONE	Extent	1765m ²	Are there existing buildings?	Y	N	
Applicable Zoning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019						
Current Land Use	RESIDENTIAL						



APPLICATION FORM

Title Deed number and date	T	T3785/2023							
Attached Conveyance's Certificate	Y	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):						
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):						
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management						
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use ² ?		Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N	If yes, please attach the written feedback received.

*** The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.**

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)



APPLICATION FORM

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning*	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	X
15(2)(p) an occasional use of land	
15(2)(q) to disestablish a home owner's association	
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity	
15(2)(l) amendment of Site Development Plan	
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines	

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws	R
	Consent / Permission required in terms of a title deed	R
X	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R

TOTAL A:

PRESCRIBED NOTICE AND FEES*** (for completion and use by official)

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R

File 23/27

ERF 5426 STELLENBOSCH

JUNE AND AMENDED AUG 2023

**APPLICATION FORM**

	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES** (TOTAL A + B)			R

****The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.**

*****All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579**

****** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.**

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
Bank: FIRST NATIONAL BANK (FNB)
Branch no.: 210554
Account no.: 62869253684
Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	WRAP PROJECT OFFICE
Postal Address	P O Box 1247, Hermanus, 7200
Vat Number (where applicable)	4840304937

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage			From	%	To	%



APPLICATION FORM

	Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To	
	Exceeding height restriction		From	m	To	m
	Exceeding maximum storey height		From	m	To	m
X	Consent/Conditional Use/Special Development To permit A GUEST HOUSE					
X	Other (please specify)	TECHNICAL APPROVAL – TO ALLOW A HOME OCCUPATION PRACTISE				

Brief description of proposed development / intent of application:

THE PROPERTY OWNERS HAVE AN INTENTION TO OPERATE A GUEST HOUSE FROM THE SUBJECT PROPERTY WHILE PROPOSING TO OPERATE A HOME OCCUPATION PRACTICE FROM THE PROPERTY.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

<u>Y</u>	N	Power of attorney / Owner's consent if applicant is not owner		Y	<u>N</u>	Bondholder's consent (if applicable)
<u>Y</u>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	<u>N</u>	Proof of any other relevant right held in the land concerned
<u>Y</u>	N	Written motivation pertaining to the need and desirability of the proposal		<u>Y</u>	N	S.G. diagram / General plan extract (A4 or A3 only)
<u>Y</u>	N	Locality plan (A4 or A3 only) to scale		<u>Y</u>	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y	<u>N</u>	Proposed subdivision plan (A4 or A3 only) to scale		Y	<u>N</u>	Proof of agreement or permission for required servitude
<u>Y</u>	N	Proof of payment of application fees		<u>Y</u>	N	Proof of registered ownership (Full copy of the title deed)
Y	<u>N</u>	Conveyancer's certificate		Y	<u>N</u>	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
Y	N	<u>N/A</u> Consolidation plan (A4 or A3 only) to scale		<u>Y</u>	N	<u>N/A</u> Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	<u>N/A</u> Street name and numbering plan (A4 or A3 only) to scale				
Y	N	<u>N/A</u> Landscaping / Tree plan (A4 or A3 only) to scale		Y	N	<u>N/A</u> 1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale

File 23/27

ERF 5426 STELLENBOSCH

JUNE AND AMENDED AUG 2023



APPLICATION FORM

Y	N	<u>N/A</u>	Abutting owner's consent	Y	N	<u>N/A</u>	Home Owners' Association consent
Y	N	<u>N/A</u>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	<u>N/A</u>	Services Report or indication of all municipal services / registered servitudes
Y	N	<u>N/A</u>	Copy of original approval and conditions of approval	Y	N	<u>N/A</u>	Proof of failure of Home owner's association
Y	N	<u>N/A</u>	Proof of lawful use right	Y	N	<u>N/A</u>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<u>Y</u>	N	<u>N/A</u>	Required number of documentation copies	Y	N	<u>N/A</u>	Other (specify)

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	<u>N</u>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
Y	<u>N/A</u>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y <u>N/A</u> National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	<u>N/A</u>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y <u>N/A</u> National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	<u>N/A</u>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y <u>N/A</u> National Water Act, 1998 (Act 36 of 1998)
Y	<u>N/A</u>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y <u>N/A</u> Other (specify)
Y	<u>N</u>	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.	



SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Regime amended
copy

COMPANY RESOLUTION

The Directors of **SMART VILLAGE APARTMENTS (PTY) LTD (REG NR 2020/842412/07)** the owner of **ERF 5426, STELLENBOSCH** authorizes

PIETER JOHAN KRUGER

ID NUMBER: 7002125297084

In his capacity as Director to act on behalf of the Company regarding the application for:

- **CONSENT USE TO ALLOW A GUEST HOUSE;**
- **TECHNICAL APPROVAL FOR A SECOND DWELLING; AND**
- **TECHNICAL APPROVAL FOR A HOME OCCUPATION PRACTICE.**

SIGNED AT Potchefstroom ON THIS 22 DAY OF JUNE 2023



DIRECTOR: NAME AND SIGNATURE
PIETER JOHAN KRUGER

DIRECTOR: NAME AND SIGNATURE



WITNESS



WITNESS

1 require amended copy

POWER OF ATTORNEY

I, the undersigned

PIETER JOHAN KRUGER

ID NUMBER: 7002125297084

In my capacity as the authorized representative of **SMART VILLAGE APARTMENTS (PTY) LTD (REG NR 2020/842412/07)** the owner of **ERF 5426 STELLENBOSCH**, hereby nominate, constitute and appoint WRAP Project Office (Pty) Ltd (Reg No 2022/349604/07), with power of substitution, to be the duly authorised attorney and agent in name, place and stead, which may be necessary in order to sign documents and to perform all such acts which may be necessary in connection with the following applications:

- **CONSENT USE TO ALLOW A GUEST HOUSE;**
- **TECHNICAL APPROVAL FOR A SECOND DWELLING; AND**
- **TECHNICAL APPROVAL FOR A HOME OCCUPATION PRACTICE.**

and generally for effecting the purposes aforesaid, to do or cause to be done whatever shall be requisite, as fully and effectual, for all intents and purposes as I might or could do if personally present and acting herein – hereby ratifying, allowing, confirming, promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED AT Potchefstroom **ON THIS** 22 **DAY OF JUNE 2023**



PIETER JOHAN KRUGER


WITNESS

WITNESS



1. ABBREVIATIONS

SM	Stellenbosch Municipality
SMZS	Stellenbosch Municipality Zoning Scheme By-Law, 2019
BY-LAW	Stellenbosch Municipality Land Use Planning By-Law, 2015
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Stellenbosch Municipality Spatial Development Framework, 2019

2. PROPERTY DETAILS

Erf Number	Erf 5426 Stellenbosch
Extent	1765m ²
Zoning	Conventional Residential Zone

3. BACKGROUND AND INTENT

The subject property, Erf 5426 Stellenbosch, situated at 6 Le Sueur Street, Stellenbosch (refer to **Plan 1 - Locality Plan**), has been acquired by Smart Village Apartments (Pty) Ltd as an investment property. In their pursuit to maximize its potential, the property owners have entrusted WRAP Project Office to submit this land use application on their behalf (refer to **Annexure A - Power of Attorney**).

The primary objective of the property owners is to repurpose the existing main dwelling into a guest house, capitalizing on the growing demand for accommodation in the area. Recognizing the potential for economic growth and the desire to contribute to the local tourism industry, they envision transforming the property into a welcoming space for visitors seeking a comfortable and memorable stay. By expanding the property's capacity, the owners aim to meet the diverse needs of visitors, further contributing to the local economy and creating employment opportunities.

The proposal to establish a guest house demonstrates the property owners' commitment to sustainable development and their desire to play an active role in the growth of the community. The envisioned improvements not only have the potential to attract more visitors to the area but also to enhance the overall aesthetic and functionality of the property, ultimately benefiting both the property owners and the local community.

To ensure compliance with the SMZS, approval of the following applications is required:

- Technical approval for a home occupation practice; and
- Consent Use for a guest house to be operated.



4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owner's requirements are met. The following is proposed:

4.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipality Land Use Planning By-Law (2015).

After acquiring the property, the owner recognizes its potential as an ideal location for a guest house. Presently, the property features 6 bedrooms with the proposal to utilise the existing lounge as two bedrooms and the owner intends to expand its capacity by converting the existing double garage into additional bedrooms, thus increasing the total number of rooms to 8. To ensure that the property is legally authorized for hosting transient guests and aligns with its intended purpose, the owner plans to apply for consent to use the property as a guest house. (as shown in **Plan 4 - Proposed Site Development Plans**).

The objective of this proposal would bring numerous benefits to both the local community and the broader tourism industry. Firstly, a guest house would contribute to the economic growth and development of Stellenbosch. As a popular tourist destination renowned for its rich cultural heritage, breath taking landscapes, and renowned wineries, Stellenbosch attracts visitors from around the world. By providing additional accommodation options, a guest house would cater to the increasing demand for quality lodging, thus encouraging more tourists to choose Stellenbosch as their preferred destination. This, in turn, would lead to increased spending at local businesses, such as restaurants, shops, and tour operators, fostering economic prosperity within the community.

Furthermore, a guest house can generate employment opportunities for the local workforce. Hiring staff members, such as housekeepers, and maintenance personnel, would not only provide stable jobs but also contribute to skills development and capacity building within the hospitality industry. By supporting job creation, the guest house would enhance the livelihoods of local residents and promote social well-being.

In addition to the economic advantages, a guest house can significantly contribute to the cultural enrichment of the area. As visitors stay at the guest house, they would have the opportunity to immerse themselves in the local culture, interact with the community, and experience the unique offerings of Stellenbosch first hand. This cultural exchange can foster mutual understanding and appreciation, promoting a positive image of Stellenbosch as a welcoming and diverse destination.

Moreover, the establishment of a guest house aligns with the municipality's efforts to promote sustainable tourism. By providing an alternative to large-scale hotels, a guest house offers a more intimate and personalized experience for guests, allowing them to connect with the local environment and heritage. This approach fosters a more sustainable form of tourism, minimizing the impact on natural resources and reducing carbon emissions associated with mass tourism. It supports the municipality's vision of responsible tourism, ensuring the long-term preservation of Stellenbosch's natural and cultural assets for future generations.



The main dwelling will be utilised for the operation of the guest house, a total of 8 bedrooms can be supplied to guests.

4.2 Technical approval to allow a home occupation practice in terms of the Zoning Scheme Bylaw, 2019

The subject property is currently zoned as Conventional Residential Zone. The SMZS (Stellenbosch Municipality Zoning Scheme By-Law, 2019) allows the operation of a home occupation practice considering it complies with the parameters set out by within the SMZS:

- "(a) the activity should be of such a limited nature that the operator shall employ no more than two persons;*
- (b) the hours of operation shall be limited to between 07:30 to 18:00 Mondays to Saturdays;*
- (c) the maximum floor area for a home occupation practice (including storage) shall be no more than 30% of the floor area of the buildings on the land unit up to a maximum of 50m²."*

The property owners also have a vision to operate a home occupation practice from the property. One of the property owners is a counsellor, working with clients experiencing a wide range of emotional and psychological difficulties to help them bring about effective change and/or enhance their wellbeing. Clients could have issues such as depression, anxiety, stress, loss and relationship difficulties that are affecting their ability to manage life.

The home occupation practice is not predicted to be a nuisance to the surrounding area as it is considered a quiet profession. The operation of the home occupation practice will only also only occur within the timeframe parameters set out by the SMZS.

The proposal is to utilise the existing dining area as a multiple use zone, which will also cater to the needs that is required to operate the home occupation.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015);

5.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019; and

6. LAND USE ENVIRONMENT

The subject property is located in a residential area, with open spaces in the surrounding area. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).



7. TITLE DEED

Upon review of Title Deed T3785/2023 (please refer to Annexure B – Title Deed), it has been confirmed that there are no restrictive conditions present that would prohibit the operation of a guest house or the inclusion of a home occupation practice on the property.

8. ZONING

The following zoning parameters were assessed in conjunction with the Conventional Residential Zone zoning as this is a relevant consideration:



MOTIVATION

CONVENTIONAL RESIDENTIAL ZONE			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	<ul style="list-style-type: none"> Dwelling house 	<ul style="list-style-type: none"> Dwelling House 	Comply
Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	<ul style="list-style-type: none"> Bed and breakfast establishment; Home day care centre; Home occupation practice; Home lodging; Second dwelling; Occasional use (one event/year); and Private road. 	<ul style="list-style-type: none"> Home occupation practice 	Applied for and motivated
Consent Uses (application required)	<ul style="list-style-type: none"> Commune; Extramural facility; Group housing; Guest house; House shop; Occasional use (>one event/year); Tourist dwelling unit; and Additional uses exceeding parameters in this chapter. 	<ul style="list-style-type: none"> Guest House 	Applied for and motivated
Development parameters			
Coverage	The greater of 750m ² or 40%		
Height	The maximum number of storeys is 2.	Only one storey is being proposed	Comply
Building Lines	i. The street building line is 4m; and ii. The side building line is 2,5m.	All building lines all being complied with.	Comply



9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water and Sewage

The existing building is connected to the existing networks in the Brandwacht area, which include electricity, water and sewage networks.

Solid Waste

The owners will collect and hold the waste until collection days that will be collected by the SM.

Access and Egress

Access and egress to the subject property is gained from Le Sueur Street and the proposal will not affect this. An additional parking area is being proposed at the front of the property.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owner.

Socio-economic impact	<p>As mentioned, and motivated in Section 2 of this report, to expand thereon:</p> <p><u>Guest House:</u></p> <ul style="list-style-type: none">• Employment Generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community.• Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services.• Small Business Support: Guest houses often collaborate with local suppliers for various needs, such as food, beverages,
-----------------------	--



	<p>and other amenities. By sourcing from local businesses, guest houses contribute to their success and sustainability, further strengthening the local economy.</p> <ul style="list-style-type: none">• Cultural Exchange: Guest houses provide a platform for cultural exchange between guests and the local community. Visitors have the opportunity to learn about the local culture, traditions, and way of life, while residents can share their experiences and knowledge, fostering cultural appreciation and understanding. <p><u>Practicing of a Home Occupation Practice:</u></p> <ul style="list-style-type: none">• Entrepreneurship and Small Business Development: Operating a home occupation practice would allow the property owners to establish and grow a small business from their residence. This encourages entrepreneurship, creates employment opportunities, and supports local economic development.• Work-Life Balance: Operating a home occupation practice offers flexibility and work-life balance for individuals, allowing them to pursue their professional goals while managing personal responsibilities.• Reduced Commuting: Home-based businesses contribute to reduced traffic congestion and carbon emissions by eliminating the need for daily commuting, leading to environmental benefits.• Support for Local Services: Home-based businesses often require support from local service providers such as accountants, suppliers, and marketing professionals. This stimulates the local economy and creates a network of collaborative opportunities.
Compatibility with surrounding uses	<ul style="list-style-type: none">• Architectural Harmony: The design and architecture of the guest house, or home occupation space should be in harmony with the existing buildings on the property to ensure coherence with each other. This includes considering the scale, materials, and architectural styles.• Traffic and Parking Management: Consider the impact on traffic flow and parking availability in the area. Adequate on-site parking will be provided to minimize congestion and inconvenience to the surrounding residents.• The property owners will have an open communication system that will maintain open and transparent



MOTIVATION

	communication with the surrounding residents and stakeholders throughout the process.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The proposed improvement to the property is not expected to have a negative impact on heritage as the structure is not considered important in terms of heritage.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal is not predicted to have a significant impact on traffic, parking or access.

To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure the additions are not in contradiction with any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

The subject property is situated within a residential neighbourhood, and the proposed operation of the guest house within the existing main dwelling is not anticipated to have any adverse effects on the surrounding area, no additional structures are being proposed only internal alterations are proposed at this stage. Therefore, measures have been taken to ensure that the views, sunlight, and overall character of the area will be unaffected by the proposed changes.

Economic impact

Approval of the applications will allow the property owners to utilise the property as a guest house which will unlock employment generation: A guest house requires staff members such as receptionists, housekeepers, and maintenance personnel, creating job opportunities and reducing unemployment rates within the local community. Economic Boost: The operation of a guest house attracts tourists and visitors to the area, resulting in increased spending on local goods and services. This stimulates the local economy, benefiting businesses such as restaurants, shops, tour operators, and transportation services. enterprises that will in turn employ locals that will aid in the daily operations of the businesses.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties and the addition of a guest house is not predicted to have a negative impact on the surrounding properties.



Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Spatial Planning Policies

The consistency and inconsistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Throughout the PSDF economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure the Provincial economy has a large impact on the National economy.

The continual growth of the Provincial economy means that economic activity should be stimulated in other spheres of the government. This application to provide a guest house in an area where economic activity is relatively low as the area is a residential area, with small home occupation practices in the area. The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The MSDF's purpose is to ensure compliance with national, provincial and municipal legislation policies and principles. The MSDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The MSDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan the MSDF was synthesised through the influence of these policies and frameworks.

Promoting Stellenbosch as a thriving tourist destination is a key priority for the Stellenbosch Municipality (SM) and repeatedly indicated within the MSDF. Recognizing the significance of tourism in driving economic growth and development, there is a growing need to expand the available accommodation options to cater to the increasing number of visitors. In this regard, guest houses play a crucial role in providing both small and larger-scale transient guest accommodation.

By prioritizing tourism, the SM aims to capitalize on the town's unique offerings, including its rich cultural heritage, renowned vineyards, and picturesque landscapes. By attracting more tourists, Stellenbosch can boost local businesses, create employment opportunities,



and stimulate economic activity. However, to fully realize this potential, it is essential to provide adequate and diverse accommodation options that cater to the needs and preferences of different visitors.

Guest houses offer a distinct advantage in this regard. They provide a personalized and intimate experience, allowing guests to immerse themselves in the local culture and lifestyle. With their cozy atmosphere and often locally inspired decor, guest houses offer a charming alternative to traditional hotels. Many visitors appreciate the warm hospitality and personal touch that guest houses provide, making them an attractive choice for those seeking a unique and memorable stay.

Furthermore, guest houses cater to a wide range of budgets, accommodating both budget-conscious travellers and those seeking luxury and exclusivity. This versatility enables Stellenbosch to appeal to a broader spectrum of tourists, ensuring that the town remains accessible and attractive to visitors with varying preferences and financial means.

Expanding the availability of guest houses aligns with the overall vision of the SM to promote sustainable tourism. By encouraging the establishment and growth of guest houses, the municipality can distribute the benefits of tourism more evenly throughout the community, fostering local entrepreneurship and supporting small businesses. This decentralized approach also helps alleviate pressure on popular tourist areas, allowing visitors to explore different parts of Stellenbosch and discover its hidden gems.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to utilise the property for a guest house or home occupation practice the subject property is not predicted to contribute to past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability encompasses planning proposals that lead to viable communities. In line with this principle, the guest house and home occupation practice presented in this proposal offer a pathway for the property owners to maximize the utilization of the existing residential property. By converting it into an economic-contributing property, the proposal has the potential to generate employment opportunities and generate income for various income groups in the surrounding area.

The establishment of a guest house creates a space for tourism and hospitality activities, attracting visitors to the area. This influx of tourists can have a positive economic impact on the community by supporting local businesses, such as restaurants, shops, and tour operators. Additionally, the guest house can provide employment opportunities for local residents, contributing to the livelihoods of individuals in the area.



Spatial resilience

This proposal is not in conflict with any spatial planning policies or other SM regulations which is a hallmark of resilience. The proposal allows for the conversion and utilization of existing structures on the property, such as the main dwelling and the double garage, for different purposes. This flexibility enables the property to respond to changing needs and circumstances, providing opportunities for alternative land use and economic activities.

Good administration

The SM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13. EVALUATION

In conclusion, the proposal to expand the use of the property beyond residential purposes offers a significant opportunity to enhance the value of the area and create employment prospects. It ensures a seamless integration with the surrounding neighbourhood, prioritizing harmony and minimizing disruptions. The proposed operating hours will adhere to regulations and by-laws, demonstrating a commitment to maintaining a peaceful coexistence with the local community.

Moreover, the proposal reflects meticulous compliance with relevant spatial planning policies. The applicants have diligently ensured that the proposed uses align with all necessary regulations and guidelines, underscoring their responsible and well-informed approach to urban planning. This adherence to spatial planning policies not only demonstrates the applicants' conscientiousness but also establishes a strong foundation for the successful implementation of the project.

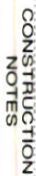
Overall, the proposal exhibits a clear vision for the future use of the property. With its potential to attract tourists, create employment opportunities, and seamlessly integrate into the existing community, the proposal presents an enticing opportunity for sustainable growth and prosperity.

14. RECOMMENDATION

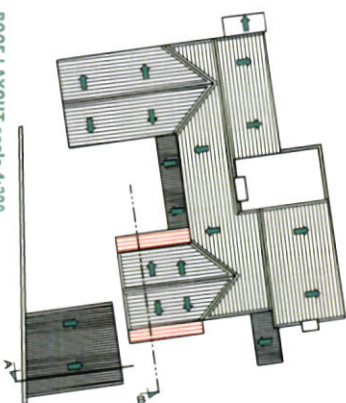
Based on the abovementioned motivation, it is recommended that the following be approved:

14.1 Consent Use for a Guest House in terms of section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015); and

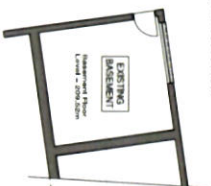
14.2 Technical approval for a home occupation practice in terms of the Zoning Scheme Bylaw, 2019.



ERF 9885

[illegible]

BASEMENT LAYOUT scale 1:100



NOTE: ALL DIMENSIONS TO BE
CONFIRMED ON SITE

SERVICES
LEGEND

- | | |
|-----------------------------|---|
| Direct Allocation | 1 |
| Overhead Allocation | 8 |
| Repair Material | 1 |
| Lamp Parts | 5 |
| Paint Materials | 2 |
| General administration cost | 8 |
| Telephone Post | 2 |
- by 10000000**

PLUMBING SERVICES LEGEND

- [illegible]

CONSTRUCTION
LEGEND

-

DEVELOPMENT INFORMATION

- | 2008 | | 2007 | |
|----------------------------|--------|--------|--|
| NET ASSETS | 100.00 | 100.00 | |
| EXISTING BUILDING | 100.00 | 100.00 | |
| ADDS | 0.00 | 0.00 | |
| PROPOSED NEW BUILDING ADDS | 0.00 | 0.00 | |
| TOTAL BUILDING | 100.00 | 100.00 | |
| NET ASSETS | 100.00 | 100.00 | |
| EXISTING BUILDING | 100.00 | 100.00 | |
| ADDS | 0.00 | 0.00 | |
| PROPOSED NEW BUILDING ADDS | 0.00 | 0.00 | |
| TOTAL BUILDING | 100.00 | 100.00 | |



PROJECT DETAILS

HOUSE KRUGER
EMP 5426
6 LE SUEUR STREET
STELLENBOSCH

DRAWING DETAILS

draw nr. CDD01rev1
 (7/20/2013)
 made by: [redacted] on: 8/1

[Signature]
-44107017

[illegible]

WEST ELEVATION scale 1:100

Architectural section drawing of a building. The drawing shows a cross-section of the structure, including a sloped roof, a brick chimney, and various interior spaces. Labels include: "Küche" (Kitchen), "Esszimmer" (Dining room), "Wohnzimmer" (Living room), "Schlafzimmer" (Bedroom), "Badezimmer" (Bathroom), "WC" (Toilet), "Flur" (Hallway), "Tür" (Door), "Fenster" (Window), "Treppe" (Staircase), "Terrasse" (Terrace), "Garten" (Garden), "Pflanzbecken" (Planting bed), "Wasser" (Water), "Abwasser" (Sewage), "Kanalisation" (Sewerage), "Kanal" (Pipe), "Kanaldeckel" (Pipe cover), "Kanalwand" (Pipe wall), "Kanalboden" (Pipe floor), "Kanalraum" (Pipe room), "Kanalanschluss" (Pipe connection), "Kanalverbindung" (Pipe connection), "Kanalverschraubung" (Pipe screw), "Kanalbolzen" (Pipe bolt), "Kanalanker" (Pipe anchor), "Kanalstütze" (Pipe support), "Kanalbrücke" (Pipe bridge), "Kanalübergang" (Pipe transition), "Kanalübergangsbauwerk" (Pipe transition structure), "Kanalübergangsbauwerk" (Pipe transition structure), "Kanalübergangsbauwerk" (Pipe transition structure).

[illegible]

DPC Detail: scale 1:25

CLASSIFICATION	AA
First Floor Area	6,641
Classing area	19,600
Classing as % of net floor area	29.6%

[illegible]

- WATERHEATING
- Hot Dwellling Occupation 5
- Usage per person per day
- Daily consumption
- Ambient input temperature
- Target output temperature

INSTALLATION REQUIREMENTS	
Power (volts/amps) and frequency	208V, 30A, 60 Hz
Water	Required
Water supply system, steel or plastic	Steel
Water temperature	50-100°F
Water treatment (chlorine, fluoride, etc.)	None
Dish energy (kilowatt-hours/day)	200 kWh
Dish energy (kilowatt-hours/year)	73,000 kWh
Annual heating (thermal energy)	200,000 Btu
Annual cooling (thermal energy)	200,000 Btu
Annual electricity (kilowatt-hours)	200,000 kWh
Installation comments - Other values are used to handle 100% of heating	

- THERMAL RESISTANCE CALCULATION
- routine for thermal resistance in slabs
- 1. rather good
- - roof structure of fibre cement roof tiles on Skistation 420

• 60mm thick subsoil between Fuzzies	=2.50	PRESTRAITON *** Sprinklered ALLY BUILT FROM AS LBS 15 THIN 20"
	=3.87	
Total		

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ARCHITECTURAL SERVICES
 6080 769 7095
 For design details go to <http://www.dsgn.com>
PROJECT DETAIL

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