



Application Number: LU/17142 (TP612/2023)

Our File Reference Number: Erf 4771 & 4772, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: carlien@archtownplanners.co.za / marike@archtownplanners.co.za

Sir / Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A TITLE DEED, PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME, PERMANENT DEPARTURE AND CONSOLIDATION: ERF 4771 AND 4772, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law, 2023 on Erf 4771 & 4772, Stellenbosch for:
 - 2.1.1 An application in terms of Section 15(2)(e) of the said By-law for the consolidation of Erf 4771 and Erf 4772, Stellenbosch to create a land unit measuring 2413m².
 - 2.1.2 An application for administrator's consent for the suspension of a restrictive title deed conditions contained in the following title deeds T34443/2010 (Erf 4771) and T53567/2021 (Erf 4772), clause B.6.(b) in order to relax the restrictive title deed building line from 6.3m to 0m (street building line) in order to accommodate the proposed carport and gatehouse.
 - 2.1.3 An application in terms of Section 15(2)(b) of the said By-law for a departure to relax the street building line from 5m to 0m on Erf 4772, Stellenbosch in order to accommodate the proposed gatehouse.
 - 2.1.4 A Permission/Technical approval in terms of Section 15(2)(g) of the said By-law to permit a second dwelling in order to accommodate the two existing dwelling units on the newly created unit (consolidated property).

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

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 3.3 The development be undertaken in accordance with site and consolidation plan no: 388 - GSS - XX - XX - DR - AR 00-SP0002 Revision B dated, 26/06/2024, drawn by LW as Annexure A.
 - 3.4 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
 - 3.5 An electronic copy (shp, dwg, dxf) of the approved diagram be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:
 - aa) Newly allocated erf numbers
 - bb) Co-ordinates
 - cc) Survey dimensions
 - 3.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
 - 3.7 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first.
 - 3.8 The conditions imposed by the Infrastructure Services Department contained in memo dated 10 September 2024, attached as **Annexure C**, be compiled with.

4. The **reasons** for the above decision are as follows:
 - 4.1 The proposal is in keeping with the current residential land use of the subject property.
 - 4.2 The encroachment of the title deed building line does not undermine the residential character of the area
 - 4.3 The proposed consolidation will not be out of character with the prevailing property sizes in the area.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



29/11/2024
DATE



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ANNEXURE B

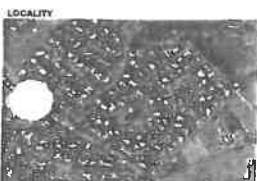
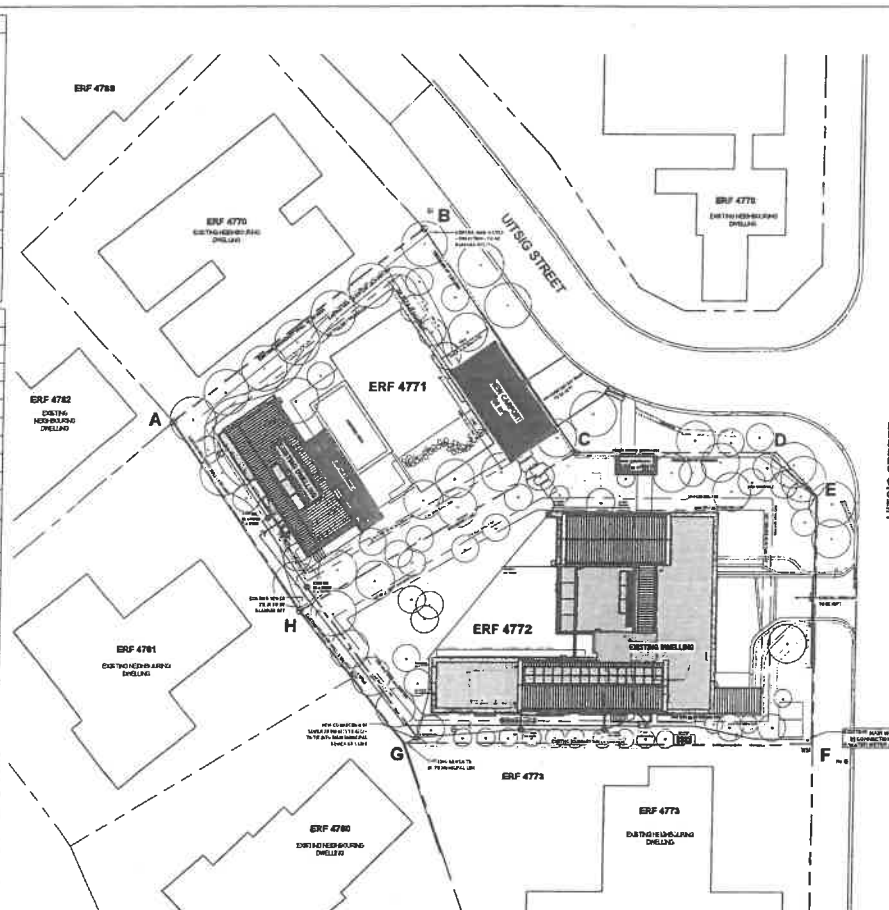
SITE PLANS

AUTHORISED EMPLOYEE/MPT

(2025) SUBJECT TO THE
LETTER DATED 29/11/2025

STAMP BLOCK	
SIGNATURE BLOCK	
CLIENT	ARCHITECT
City: _____ State: _____ Zip: _____ Project: _____ Project D: _____ Comments: _____	Company: _____ 6042 Anderson Station Dallas Our Sales _____ Signature: _____ Printed Name: _____
	

SCHEDULE OF RIGHTS - CONSOLIDATED				
PROPERTY DESCRIPTION				
Map & Parcel	MP 473 & 473.1 consolidated	Zone	R 100	
Township	1st north, Tullahoma city, TN	1/4 Sec. West N	1/4 sec.	
ZONING PRESCRIPTION				
Zone Purpose	Residential Medium Density, Single Dwelling - R100	Use	Singles	
Use Category	Commercial Regulated Use	Maximum Yr.	N/A	
DEVELOPMENT CONTROL MEASURES				
Permitted Use	Commercial	Accessory	Accessory	
Height	10' max	Min Height of building	8' min	
Yield of 75% of use			4.22 ac. 17.22 sq. yds. 26 to 1 acre/acre	
		Floor area	10,000 sq. ft. 100,000 sq. ft. 1,000,000 sq. ft.	
BUILDING LIMIT				
4 ft to 6 ft (vertical clearance)	Street Boundary	Adjacent to use		
1.5m max use height from 1.5m to 10m (vertical clearance)	Common Boundary	1.5m max use height from building line 4.22 ac. 17.22 sq. yds. to 1 acre/acre		
	Set-back to adjacent population			
2 ft off street line with 20' max 1/2 way return clearing	Chocking Line	Obstructed parking for 4 cars		
	Driveway use	100 ft to 400 ft 400 ft to 1,000 ft		

[illegible]

SCHEDULE OF RIGHTS - EBF 4772				
PROPERTY DESCRIPTION				
Sol/Parcels	Ac 4772	Box above	1-4 of 4	
Location	Arleneville, Shoshone Blvd 140		140 East D	1 60000 007 / 2021
ZONING OR CovenANTS				
Local Planning District	Eastern Shoshone (Antiquities) Zoning	Antiquities	MS	
Use Zoning	Conservation R restricted Zone	Conservation R	MS	
ENVIRONMENTAL CONSIDERATIONS				
Permitted	Control		Actual	
COMPLEX	MS, 100% of Building		2-Wingout	
percentage of 75% and 40 %	Coverage		40% of 1 10%	
	Floor area		Two acres at 40% ac	
	Building Footprint		40% ac	
BUILDING LINES				
40% (Three percented lot)	No set Boundary		6.30% (Two Dend)	
10 to 100 feet building line	Coverage Boundary		10 to 100 feet of 100 feet Dend	
10 to 100 feet building line	Coverage Boundary		10 to 100 feet of 100 feet Dend	
OFF-TRAIL PARKING				
1 to 100 feet building line	Coverage Boundary		10 to 100 feet of 100 feet Dend	
1 to 100 feet building line	Coverage Boundary		10 to 100 feet of 100 feet Dend	

		<p>SITE PLAN Scale: 1" = 200'</p>		<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CHICAGO BUILDING DEPARTMENT ORDINANCES.</p> <p>2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO BUILDING DEPARTMENT ORDINANCES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/15/2020</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	01/15/2020	ISSUED FOR PERMIT			<p>PROJECT DETAILS</p> <p>PROJECT NAME: [Blank]</p> <p>PROJECT ADDRESS: [Blank]</p> <p>PROJECT CITY: [Blank]</p> <p>PROJECT STATE: [Blank]</p> <p>PROJECT ZIP: [Blank]</p> <p>PROJECT PHONE: [Blank]</p> <p>PROJECT FAX: [Blank]</p> <p>PROJECT EMAIL: [Blank]</p> <p>PROJECT WEBSITE: [Blank]</p> <p>PROJECT SOCIAL MEDIA: [Blank]</p>		<p>DRAWING TITLE</p> <p>SITE PLAN - 100' x 100'</p>		<p>DRAWING INFO</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/15/2020</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	01/15/2020	ISSUED FOR PERMIT	<p>DRAWING NUMBER</p> <p>SP-100-100-1</p>	
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ANNEXURE C

COMMENTS FROM INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	10 September 2024
Our Ref ▫ Ons Verw:	Civil LU 2742
Town Planning Ref:	LU/17142 – TP612/2023
Re ▫ Insake:	<p>Erf 4771 & 4772 Stellenbosch: Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for Consolidation of Erf 4771, Stellenbosch (954m² in extent) with Erf 4772, Stellenbosch (1459m² in extent) in order to form one land unit of 2413m². The Administrator's consent for suspension of a restrictive title deed condition as contained on the following Title Deed Nos. T. 34443/2010 (Erf 4771) and T. 53567/2021 (Erf 4772), Clause B.6.(b) in order to relax the restrictive title deed building line from 6,3m to 0m (street building line) in order to accommodate the proposed carport and new gatehouse. Application is made in terms of Section 15(2)(b) of the said By-Law for a departure to relax the street building line from 5m to 0m (on Erf 4772, Stellenbosch) in order to accommodate the proposed new gatehouse.</p>

Application is made in terms of Section 15(2)(g) of the said By-Law for an additional use (technical approval) for a second dwelling unit in order to accommodate the two existing dwelling units on the newly created unit (consolidated property).

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

1. Civil Engineering services

- 1.1 One sewer connection and one water connection point must be used for the consolidated property.
- 1.2 No additional sewer and water connection are permitted, unless agreed by the Water Service Department.
- 1.3 Please note that one of the existing sewer and water connection points must be blanked off.

2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 2.2 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 2.3 The appropriate DC's are payable immediately after the approval.



Xolani Tika

Technician: Development (Infrastructure Services)

T:\2.0 DEVELOPMENT\01 Land Use applications\2742 (XT) Erf 4771 & 4772 Stellenbosch (LU-17142 TP612-2023)\Approved Memo_1\2742 () Erf 4771 & 4772 Stellenbosch (LU-17142 TP612-2023).doc

AFALLACS



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION

Application Number:	DC 2742 (XT) Erf 4771 & 4772 - Stellenbosch (LU - 17142 TP612-2023)
Development Name:	
Date:	10 September 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 4771 & 4772
DC Parameters Reference:	Changing the existing use to be a consolidated property and allow for second dwelling unit (Revised SDP dated 28/08/2024 Drawing no-AR-00-SP0002 B)

SUMMARY OF DC CALCULATION

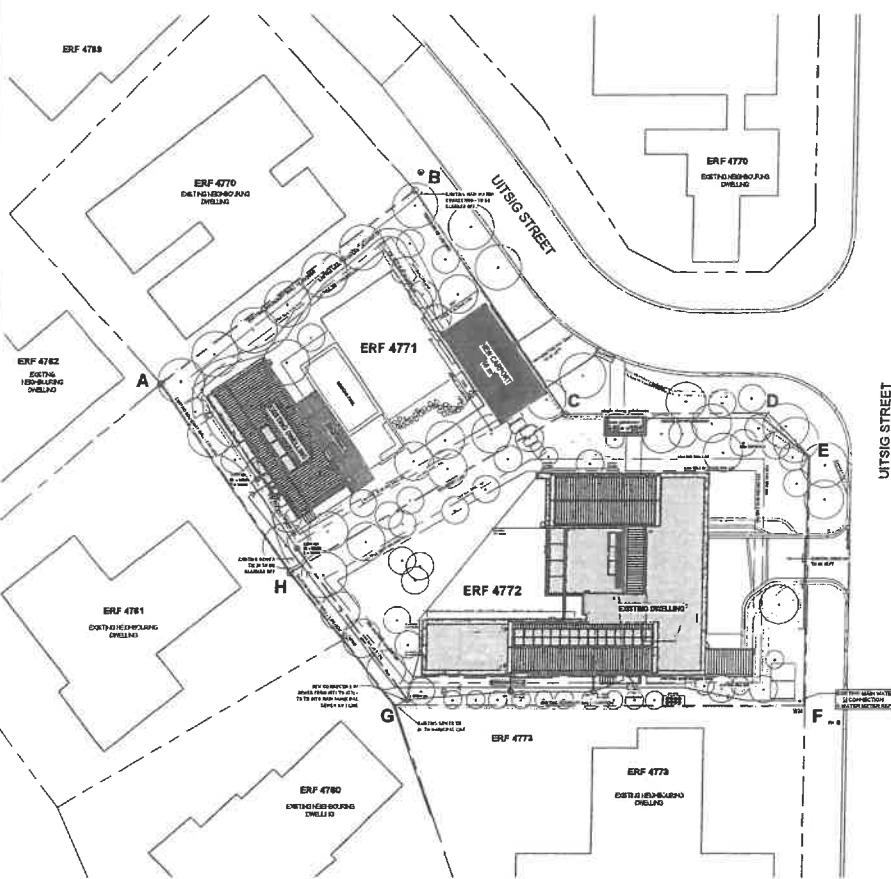
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage:	0,45	0,4	0,018	0,04	2,5		4	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,45	0,40	0,01800	0,040	2,5		4	
Charges before adjusting for positive only, before Deductions	R 14 821,20	R 14 490,02	R 3 019,17	R 4 112,00	R 15 857,50	R 53 209,88	R 18 217,25	R 69 427,13
Charges adjusted for positive only, before Deductions	R 14 821,20	R 14 490,02	R 3 019,17	R 4 112,00	R 15 857,50	R 53 209,88	R 18 217,25	R 69 427,13
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 14 821,20	R 14 490,02	R 3 019,17	R 4 112,00	R 15 857,50	R 53 209,88	R 18 217,25	R 69 427,13
VAT:	R 2 223,18	R 2 174,99	R 587,88	R 616,80	R 2 378,64	R 7 981,48	R 2 432,59	R 10 414,07
Total Development Charges Payable (including VAT):	R 17 044,38	R 16 674,91	R 4 507,04	R 4 728,80	R 18 236,22	R 61 191,36	R 18 649,84	R 79 841,20

APPLICANT INFORMATION

Application Processed by:	Xolani Tika
Signature:	
Notes:	See the attached SDP

AFLLACS

LOCALITY



SCHEDULE OF RIGHTS - ERF 4711					
PROPERTY DESCRIPTION					
ERF/Portion	Er 4711	Site Area	Area of		
Township	Port Elizabeth (Eastern Cape)	716m. Dwell. H.	1 000/25/4711	1 000/25/4711 & 10	
ZONING INFORMATION					
Local Planning Scheme	Suburban Residential Zoning	Administrative Scheme No	100		
Use Zone	Conventional Residential Zone	Measure H.	100		
DEVELOPMENT CONDITIONS SUMMARY					
Permitted	General	Height	As per		
2 storeys	Min. Height of Building	1.80m			
greater of 75% of erf or 10m	Car-covers	1st erf @ 1	50% @ 1		
-	Flare area	1 000 m ² or 10% erf			
-	Building Footprint	10% erf			
BUILDING LINES					
4m (Front boundary) (or as shown on the plan)	Front Boundary	6.7m (Side)			
3.5m on other existing lots (or as shown on the plan) (or as shown on the plan)	Common Boundary	3.5m on existing adjacent lot (or 10m Dwell)			
OFF-STREET PARKING					
2 or more dwellings - 1 Dwelling - 1 parking space	Dwelling House	Dwelling House	Off-street parking for 2 cars		
SCHEDULE OF RIGHTS - ERF 4772					
PROPERTY DESCRIPTION					
ERF/Portion	Er 4772	Site Area	Area of		
Township	Port Elizabeth (Eastern Cape)	716m. Dwell. H.	1 000/25/4711	1 000/25/4711 & 10	
ZONING INFORMATION					
Local Planning Scheme	Suburban Residential Zoning	Administrative Scheme No	100		
Use Zone	Conventional Residential Zone	Measure H.	100		
DEVELOPMENT CONDITIONS SUMMARY					
Permitted	General	Height	As per		
2 storeys	Min. Height of Building	2.00m			
greater of 75% of erf or 10m	Car-covers	1st erf @ 1	50% @ 1		
-	Flare area	1 000 m ² or 10% erf			
-	Building Footprint	10% erf			
BUILDING LINES					
4m (Front boundary) (or as shown on the plan)	Front Boundary	6.7m (Side)			
3.5m on other existing lots (or as shown on the plan) (or as shown on the plan)	Common Boundary	3.5m on existing adjacent lot (or 10m Dwell)			
OFF-STREET PARKING					
3 or more dwellings - 2 Dwellings - 2 parking spaces	Dwelling House	Dwelling House	Off-street parking for 2 parking spaces per lot of 100m ²		

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GENERAL NOTES

1. ALL WORKMAN IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE ACT 1989.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT STANDARDS.
3. THE CONTRACTOR IS NOT TO BE ALLOWED EMPLOYED SUBCONTRACTORS TO BE USED.
4. THE CONTRACTOR MUST BE KEPT IN COMMUNICATION WITH ALL THE RELEVANT OFFICIALS AND SPECIFIC AGENCIES RELATED TO THE PROJECT.
5. THE CONTRACTOR IS NOT TO BE ALLOWED TO EMPLOY SUBCONTRACTORS TO BE USED.
6. ALL THE CONTRACTOR'S WORK IS TO BE COMPLETED WITHIN THE CONTRACT PERIOD BEFORE PUTTING THE WORK IN HAND.

REVISIONS	
IT-000001	1.0



ISSUED FOR
COUNCIL.

PROJECT DETAILS	
PROJECT NAME	TRAIL WALK
PROJECT ADDRESS	11000 N. 10th St. Phoenix, AZ 85020
CLIENT	Phoenix Parks & Recreation
CONTACT	John Doe
DATE	10/26/2023

DRAWING TITLE									
SITE PLAN - ENF 4771 & 4772									
DRAWING INFO									
Sheet	DATE	BY	CHKD						
LW	LW	2024.04.28	ML						
DRAWING NUMBER									
PROJECT	DATE	BY	CHKD	DATE	PROJECT NUMBER				
7-55	01/01	LW	ML	01/01	7-55				