



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16958 (TP650/2024)

Our File Reference Number: Farm 1440, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir

APPLICATION FOR PERMANENT DEPARTURE, CONSENT USE AND PERMISSION REQUIRED IN TERMS OF A TITLE DEED : FARM 1440, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That **APPROVAL BE GRANTED** in terms of Section 45(6) of SPLUMA to allow for the construction of an additional dwelling unit (to be classified as second dwelling unit) on Farm No. 1440, Stellenbosch Division in terms of the relevant title deed no. T.19284/2019, Condition C.2 (Page 9).
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 on Farm No. 1440, Stellenbosch Division for:
 - 3.1 Consent use in terms of Section 15(2)(o) of the said by-law for the construction of an additional dwelling unit (which is to be classified as a second dwelling unit).
 - 3.2 A departure in terms of the said by-law to exceed the permissible coverage of an additional dwelling unit from 120m² to ±198m².

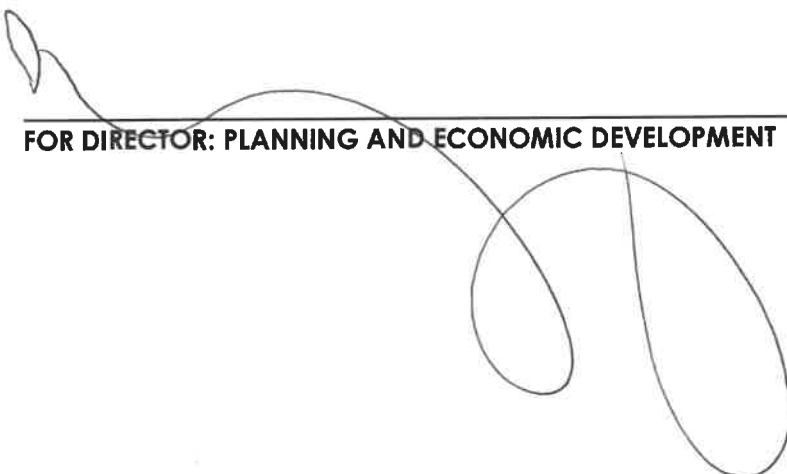
BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

- 4.1. The approval only applies to the proposed applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 4.2. 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.
- 4.3. The additional dwelling unit (existing historical cottage) may not exceed 198m² without this Municipality's approval.
- 4.4. Conditions from the Directorate: Infrastructure Services as imposed in their memo dated 06 August 2024 (See **Annexure C**) must be complied with.
- 4.5. Building plans must be generally in accordance with the site plan / floor layout plan as referenced on drawing no. 2, dated 08/12/2023, A_1000 - A_1001 dated 09/05/2023 and drawn by Newman Architecture & Design and attached as Annexure A.
5. The **reasons** for the above decision are as follows:
 - 5.1. The primary land use of the property will remain agricultural.
 - 5.2. The proposed development is in line with the MSDF guidelines and will not have an adverse impact on the existing agricultural activities on this farm.
6. 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.
7. 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.
8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision 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.

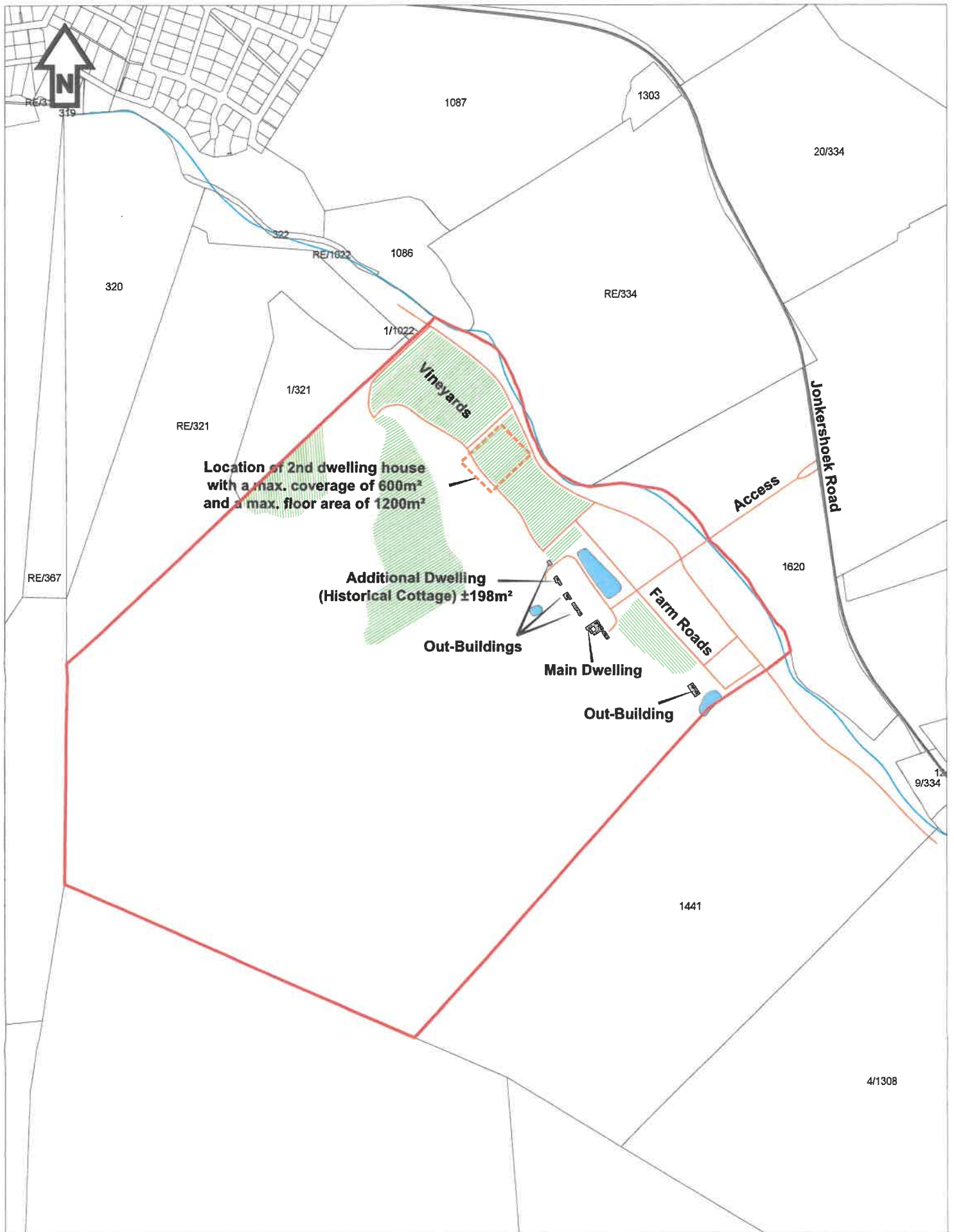
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

6/11/2024
DATE

Annexure A:
Site & Floor layout Plans



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

Jonkersdrift

Property Description:

Remainder Farm 1440, Stellenbosch

Drawing:		Plan no.:	
Site Plan		2	
Date:	Scale:		
08/12/2023	1:10 000 (A4)		
Project no.:	Drawn:	Checked:	
3682-P	WH	CH	

RECEIVED

UNION TRADING COMPANY

MEASUREMENTS ARE MEASURED BRICK TO BRICK AND DO NOT TAKE INTO CONSIDERATION THE PLASTER FINISH

NEWMAN ARCHITECTURE
& DESIGN

CLIENT:

PROJ. DESCRIP.: NEW DWELLING

CONCLUSIONS

2218	2023_05_09	LBD	1:260
REQ. NO.	DATE	RAW. BY	SCH. #

ALL RELEVANT TAIL LEVELS AND DIMENSIONS ARE TO BE CHECKED TO BE ACCURATE TO THE ATTACHED PLAN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. ALL WORK TO BE CARRIED OUT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LOCAL AUTHORITY'S REQUIREMENTS. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTRE OF THE WALL OR THE CENTRE OF THE DOOR OR WINDOW UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES

1. THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LOCAL AUTHORITY'S REQUIREMENTS.
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REVISIONS

REV	DATE	DESCRIPTION
1	04/11/2023	ISSUED FOR TENDER

FOR INFORMATION

NEWMAN ARCHITECTURE & DESIGN

SYNCHRONICITY

Owner

PROJ. NO. NEW DOWELL

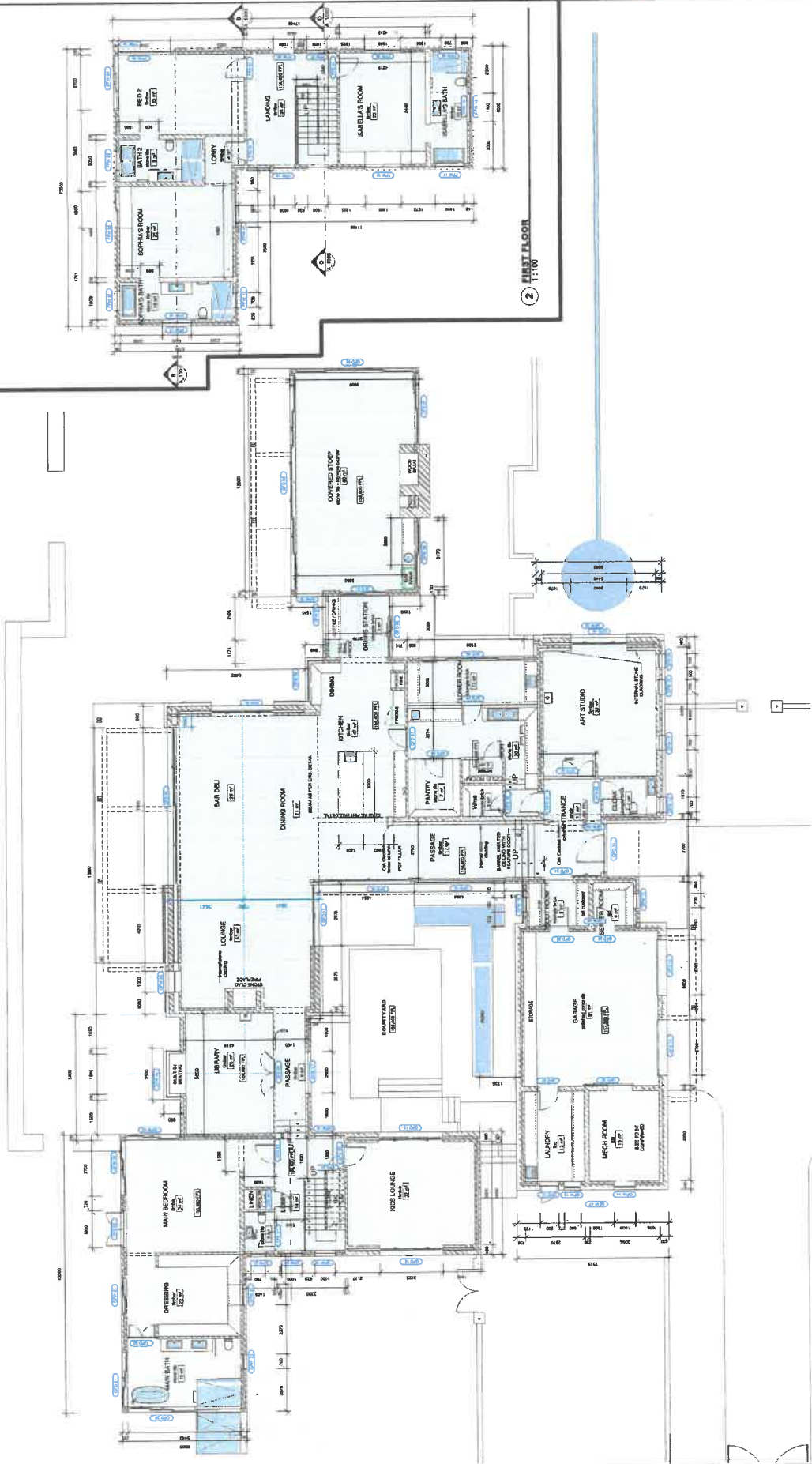
PROJ. LOCATION: JONESBOROUGH ESTATE, ETTLEBOROUGH

DATE: 04/11/2023

SCALE: 1:100

REVISION: A_1001

1



1 GROUND FLOOR
1:100

Annexure C:
Comment from Engineering Services



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Siyanda Sodo
Date ▫ Datum: 06 August 2024
Our Ref ▫ Ons Verw: Civil LU 2726
Town Planning Ref: LU/16958 – TP65072024
Re ▫ Insake: Farm 1440, Stellenbosch

FILE NR:

F 1440 S

SCAN NR:

5072024

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

08 AUG 2024

RECEIVED

Remission required in terms of restrictive title deed condition no: C.2 imposed by the Controlling Authority in terms of Section 11 of Act 21 of 1940 on Title Deed No T. 19284/2019 in order to allow the construction of the proposed additional dwelling unit 2. Consent use in terms of Section 15(2)(o) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning, 2023 for a Consent Use for the construction of an additional dwelling unit. 3. A departure in terms of Section 15(2)(b) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning, 2023 to exceed the permissible coverage of an additional dwelling unit from 120m²

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

1. Civil Engineering services
- 1.1 Water

The existing water connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.

K Titus

1.2 Sewer

The existing sewer connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water and Sewer Service Department

2. Development Charges (DCs)

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.

The appropriate DC's are payable before the facility is put to its approved use (where building plans are not applicable).


Siyanda Sodo
Technician: Development (Infrastructure Services)

X:\2.0 DEVELOPMENT\01 Land Use applications\2726 (SS) Farm 1440 Stellenbosch (LU-16958 TP650-2024)\2726 () Farm 1440 Stellenbosch (LU-16958 TP650-2024).doc

K Titus



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number	DC for 2726 (i) Farm 1440 Stellenbosch (LU-16958 TP550-2024)
Development Name	
Date	05 August 2024
Financial Year	2024/2025
Erf Location (Select from 7 Locations)	Stellenbosch Town
Erf Region (Select Urban or Rural)	Rural
Erf No. / Farm No.:	Farm 1440
DC Parameters Reference	Additional dwelling for Farm 1440, Stellenbosch (Drawing no 3882-P, Site Plan, Decemabr 2023)

SUMMARY OF DC CALCULATION							
Service	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Totals
Unit(s).	kl/day	kl/day	ha°C	t/week	trips/day		
Total Increased Services Usage	0.6	0.5	0.018	0.04	4		
Total Service Usage Reduction	0	0	0	0	2.0		
Total Service Usage after Reduction	0.60	0.50	0.01800	0.040	2.0		
Charges before adjusting for positive only before Deductions	R 19 761.60	R 18 124.90	R 3 919.17	R 4 112.00	R 25 372.14	R 71 289.81	R 87 507.06
Charges adjusted for positive only, before Deductions	R 19 761.60	R 18 124.90	R 3 919.17	R 4 112.00	R 25 372.14	R 71 289.81	R 87 507.06
Total Deductions:	R -	R -	R -	R -	R 12 686.07	R 12 686.07	R 12 686.07
Total Development Charges Payable (excluding VAT):	R 19 761.60	R 18 124.90	R 3 919.17	R 4 112.00	R 12 686.07	R 58 603.74	R 74 820.99
VAT	R 2 964.24	R 2 718.74	R 587.88	R 616.80	R 1 902.91	R 8 790.56	R 2 432.59
Total Development Charges Payable (including VAT):	R 22 725.84	R 20 843.64	R 4 507.04	R 4 728.80	R 14 588.98	R 67 394.30	R 86 044.14

APPLICANT INFORMATION	
Application Processed by	Siyanda Sodo
Signature	
Notes	DC triggered for application of additional single residential dwelling house of < 250m2 (198m2) at Farm 1440

K. Titus

Stellenbosch Tavern

[illegible]

Category	Item	Unit	Quantity	Unit Price	Total Price	Remarks
Materials	Concrete	m ³	100	150	15000	
	Bricks	1000s	500	200	10000	
	Sand	m ³	200	75	15000	
	Gravel	m ³	150	100	15000	
Labor	Construction Worker	Day	1000	10	10000	
	Supervisor	Day	50	20	1000	
	Transportation	Day	100	5	500	
	Tools	Set	10	500	5000	
Other	Permit	Fee	1	5000	5000	
	Insurance	Yearly	1	10000	10000	
	Contingency	%	10	100000	10000	
	Total				100000	