



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18119 (TP849/2024)

Our File Reference Number: Erf 15733, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 15733, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf No 15733, Stellenbosch for:
 - 3.1 a consent use in terms of 15(2)(o) of the said Bylaw to allow for a Tertiary Educational Institution, to establish a Hotel School on a portion of Erf 15733, Stellenbosch.

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 said Bylaw:
 - 4.1 The approval only applies to the proposed application 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 Application for an increase in electricity supply must be submitted is required.
 - 4.4 All new developments and upgrades of supplies to existing projects are subject to SANS 10400-XA energy savings and efficiency implementations such as:
 - 4.4.1 Solar water Heating or Heat Pumps in Dwellings.
 - 4.4.2 Roof insulation with right R-value calculations in large building development

- 4.4.3 Energy efficient lighting systems
 - 4.4.4 Control Air condition equipment tied to alternative efficiency systems
 - 4.4.5 Preheat at least 50% of hot water with alternative energy saving source
 - 4.4.6 All hot water pipes to be clad with insulation with R-value of 1.
- 4.5 Provide a professional engineers certificate to proof that energy saving measures is not feasible.
- 4.6 All electrical wiring for the building should be carried out in accordance with SANS 10142 & SANS 104 XA and if connecting a generator or solar panels for backup, the setup needs to comply to SANS 10142
- 4.7 The alterations to the existing building be undertaken generally in accordance with the New proposed Campus layout 2024.01_000PROP, dated 2024/07/17 and drawn by Prolead professional Consultant and attached as **APPENDIX B**.
- 4.8 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.
- 4.9 The conditions in memorandum dated 19 February 2025 from the Directorate Infrastructure Services attached as **APPENDIX C** at all-times be adhered to.
- 4.10 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- 4.11 Sufficient on-site parking, minimum 21 parking bays be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan attached as **APPENDIX D** to the satisfaction of the Municipality.
- 4.12 The number of students be restricted to a maximum of 71.

5. **The reasons for the above decision are as follows:**

- 5.1 The proposed hotel school is a business enterprise linked to the tourism industry in Stellenbosch area, located on a mixed-use business premises, will provide sufficient onsite parking and its activities will not have a negative impact on the aesthetic appearance of the property and area as an existing building will converted and used.

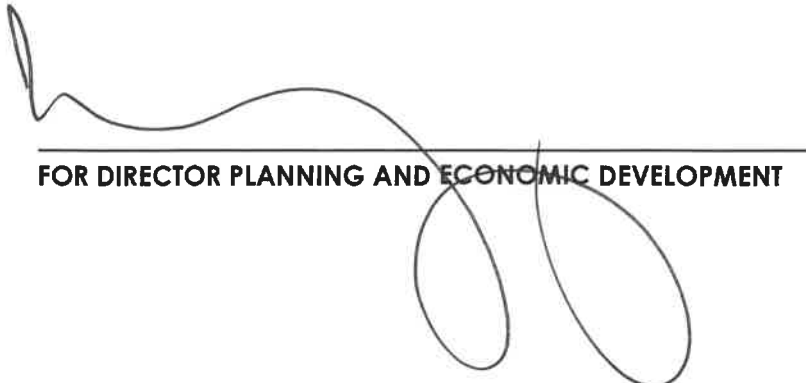
6. **Matters to be noted:**

None

- 7. 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.

8. 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.
9. **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**
10. 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.
11. 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.
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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.

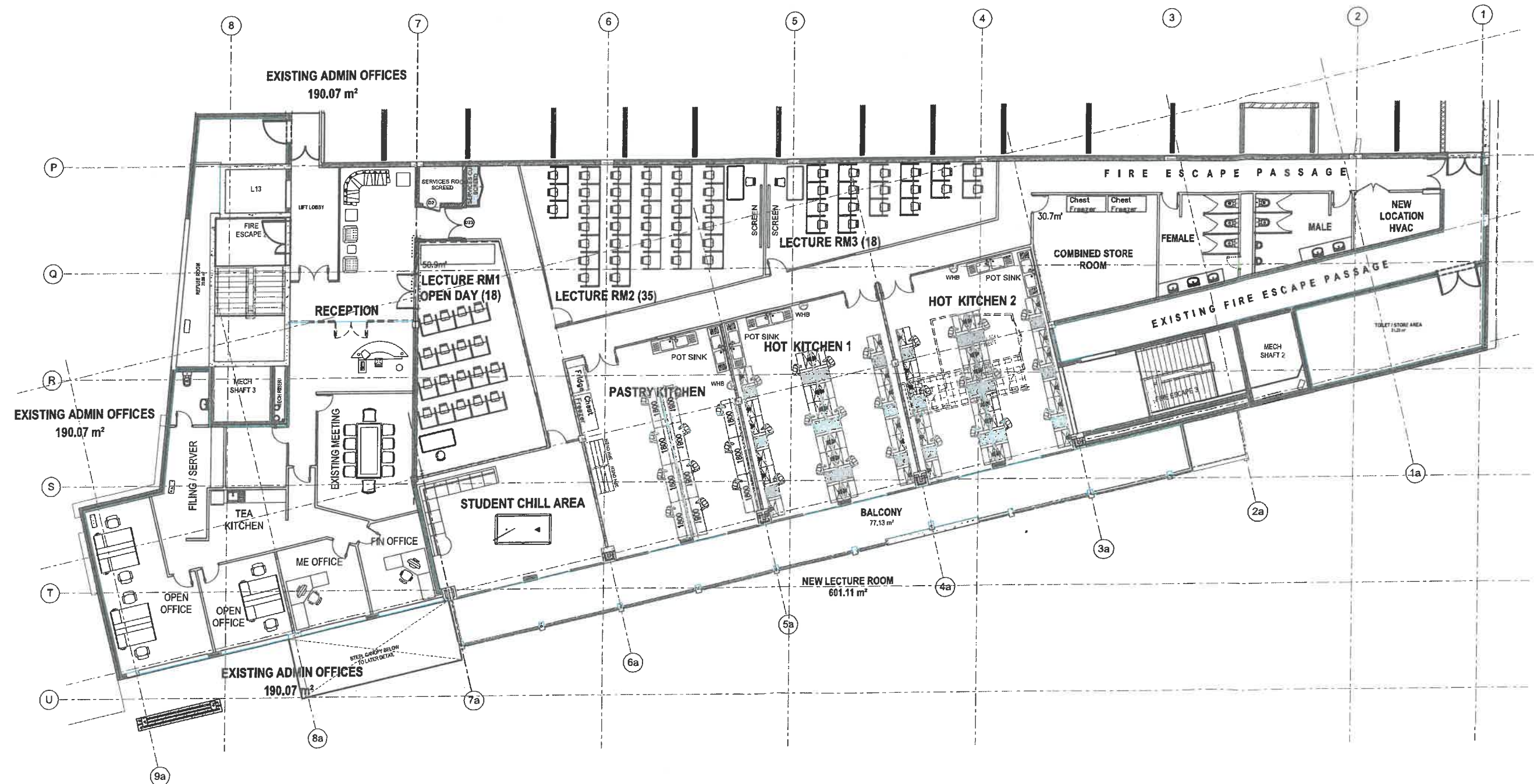
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

26/08/2025
DATE:

APPENDIX B



2ND FLOOR PLAN - EIKESTAD MALL
IHS - NEW PROPOSED CAMPUS LAYOUT
SCALE 1:100

APPENDIX C



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: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 19 Feb 2025
Our Ref ▫ Ons Verw: Civil LU 2837
Town Planning Ref: LU/18119 – TP849/2024
Re ▫ Insake: Erf 15733, Stellenbosch: Application is made in term s of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for a consent use to allow for a Tertiary Educational Institution with three lecture rooms accommodating 71 students on a portion of Erf 15733, Stellenbosch.

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

1. Development Charges (DCs)

1.1 DC's are payable for the additional impact on municipal services as a result of the change of land use from the previously approved clinic (BP 13/1254), to a hotel school. See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

1.2 The appropriate DC's are payable before building plan approval.

- 1.3 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.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\2837 (TK) Erf 15733 Stellenbosch (LU-18119 TP849-2024) Hotel School, Eikestad
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Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2837 () Erf 15733 Stellenbosch (LU-18*19 TPe49-2024)
Development Name:	International Hotel School in Eikestad Mall
Date:	19 February 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	15733
DC Parameters Reference:	See notes below

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:	3.43672	0.562355	-0.0446005	0.200866	30.04505		-7.7067		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	3.44	0.56	-0.04460	0.201	30.0		-8		
Charges before adjusting for positive only, before Deductions	R 113 191.81	R 20 385.26	R -	R 20 649.03	R 211 751.98	R 365 978.08	R -	R 365 978.08	
Charges adjusted for positive only, before Deductions	R 113 191.81	R 20 385.26	R -	R 20 649.03	R 211 751.98	R 365 978.08	R -	R 365 978.08	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 113 191.81	R 20 385.26	R -	R 20 649.03	R 211 751.98	R 365 978.08	R -	R 365 978.08	
VAT:	R 16 978.77	R 3 057.79	R -	R 3 097.35	R 31 762.80	R 54 896.71	R -	R 54 896.71	
Total Development Charges Payable (including VAT):	R 130 170.58	R 23 443.05	R -	R 23 746.38	R 243 514.78	R 420 874.79	R -	R 420 874.79	

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate only
Notes:	Credit Reference: BP 13/1254 - kidney and dialysis centre: Offices 160.07m2; Clinic 580.06 m2 (as per spreadsheet summary from Pieterhuizen Planning email dated 2025/02/18 09:44am) Hotel DC Reference: 4.2 of Motivation report by Pieterhuizen dated August 2024 (71 students - hotel school)



Stellenbosch Municipality

Development Charge Calculation



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Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 113 191.81	R 20 385.26	R -	R 20 649.03	R 211 751.98	R 365 978.08	R -	R 365 978.08
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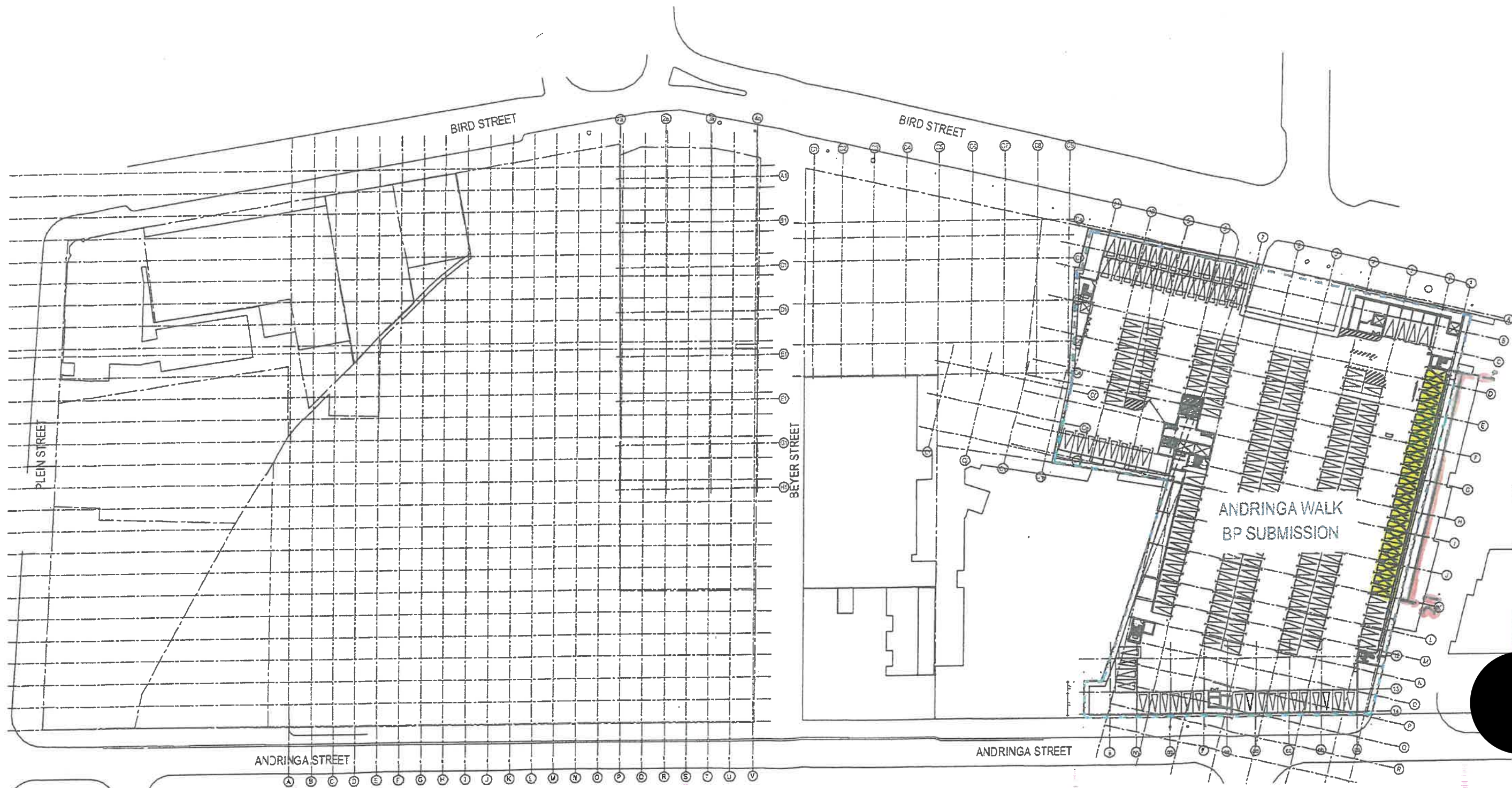
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Stellenbosch Town

Stellenbosch Town									Development Charge Levied (excl VAT)														
Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Water		Sewer		Stormwater	Solid Waste		Roads & Transport		Sub Total (Civil Eng Services)	Community	Total		
Description		Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Yes	-	Yes	-	No	-	Yes	-	Yes	-		No		
Residential	Single Residential >1000m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Single Residential >500m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Second Dwelling	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Less Formal Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Group Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Apartments	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Retirement Village	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Old age home	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Converted Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Commercial	General Business	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Office	m2 GLA		190					-190	-R	25 040.58	-R	24 115.00	R	-	-R	3 907.84	-R	113 864.16	-R	166 927.58	-R	166 927.58
	Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Hospital/Clinic/Medical Rooms	m2 GLA		581					-581	-R	95 613.21	-R	84 186.54	R	-	-R	11 937.14	-R	675 173.71	-R	866 910.60	-R	866 910.60
	University/College	student					71		71	R	233 845.60	R	128 686.80	R	-	R	36 494.00	R	1 000 789.86	R	1 399 816.26	R	1 399 816.26
	School/Day Care	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Industrial	Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Warehousing/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Storage Facilities	unit							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Non-demand	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	
Other	To be calculated	n/a							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	
	(Based on equivalent demands)	n/a							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
		Total Area:	0		Total Area:	0																	

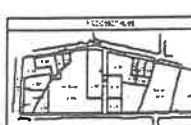
Deduct	Charges before adjusting for positive only, before Deductions								R	113 191.81	R	20 385.26	R	-	R	20 649.03	R	211 751.98	R	365 978.08	R	-	R	365 978.08
	Charges adjusted for positive only, before Deductions								R	113 191.81	R	20 385.26	R	-	R	20 649.03	R	211 751.98	R	365 978.08	R	-	R	365 978.08
	Deductions per service (from usage reductions)								R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)								Percentage:	0.00%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)								R	-			R	-	R	-	R	-	R	-	R	-	R	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)								R	113 191.81	R	20 385.26	R	-	R	20 649.03	R	211 751.98	R	365 978.08	R	-	R	365 978.08
	VAT								R	16 978.77	R	3 057.79	R	-	R	3 097.35	R	31 762.80	R	54 896.71	R	-	R	54 896.71
	Total Development Charges								R	130 170.58	R	23 443.05	R	-	R	23 746.38	R	243 514.78	R	420 874.79	R	-	R	420 874.79

APPENDIX D



NO.	DATE	DESCRIPTION
1	10/10/18	PRELIMINARY DESIGN
2	10/10/18	FINAL DESIGN

INFORMATION



ARACUS ASSET MANAGEMENT

NO.	DATE	DESCRIPTION
1	10/10/18	PRELIMINARY DESIGN
2	10/10/18	FINAL DESIGN