



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP1118/2025) LU/18907

Our File Reference Number: Erf 2226, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE; REMOVAL / SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE ON ERF 2226, 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 applications in terms of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023, on Erf 2226, Stellenbosch:
 - a. Suspension of restrictive title deed condition in terms of Section 15(2)(f) of the said Bylaw of Clause G.IV.(d) as contained in Title Deed Number T. 124562 of 2004 insofar as to allow for the following structures within the prescribed 3.15m northern common building line **(adjacent to Erven 2228 and 2229)**:
 - i. The proposed garage on the ground floor to be 2.136m in lieu of 3.15m
 - ii. The proposed bedroom to be 2.5m in lieu of 3.15m
 - iii. The proposed bathroom to be 2.85m in lieu of 3.15m
 - iv. The proposed lounge on the ground floor to be 3.07m in lieu of 3.15m as indicated on the subject site plan with referenced 2025/09/011 – B Revision 003-A, dated 03 September 2025, attached as **ANNEXURE A**.

b. **Suspension** of restrictive title deed condition G.IV.(d) in terms of Section 15(2)(f) of the said by-law as contained in the deed of transfer no. T. 124562/2004 to allow for the following structures within the prescribed 3.15m eastern common building line (**adjacent to Erf 2225**):

- i. The proposed second dwelling braai patio, dining room, and kitchen on the ground floor to be 2.5m in lieu of 3.15m
- ii. The proposed second dwelling balcony on the first floor to be 2.5m in lieu of 3.15m

c. **Removal** of restrictive title deed conditions G.IV.(b) & H.F. as contained in deed of transfer number T. 124562 of 2004 in terms of Section 15(2)(f) of the said Bylaw in order to accommodate the proposed second dwelling unit and roof material, the restrictions to be removed read as follows:

G.IV.(b) Dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig;

H.F. Die dakke van alle geboue op hierdie erf moet eenvormig wees wat van watter materiaal en styl betref. Platdakke vir die buitegeboue sal slegs toegelaat word as die hoofgebou ook 'n platdak het.

d. **Consent Use** in terms of Section 15(2)(o) of the said By-Law in order to allow an additional use that exceeds the zoning scheme parameters to construct a second dwelling unit;

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

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

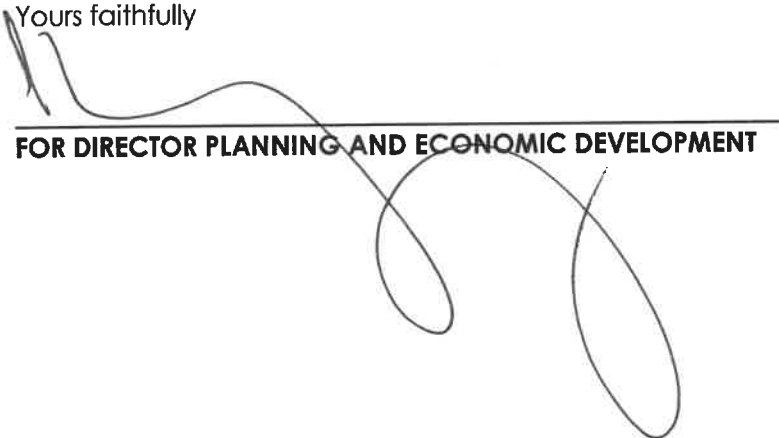
- 2.2.1. The development must be undertaken generally in accordance with the building plan attached as **ANNEXURE A**.
- 2.2.2. Building plans must be generally in accordance with the site plan referenced 2025/09/011 – B Revision 003-A, dated 03 September 2025, floor layout plan & Elevations and Sections plan as referenced 2025/03/008 – B-2 & B-3 Revision 008 - B, dated 18 March 2025 drawn by Building Designs and attached as **ANNEXURE A**.
- 2.2.3. Development charges are payable in accordance with the prevailing and applicable Council tariffs at the time of payment. See **ANNEXURE C**
- 2.2.4. Conditions as imposed by Directorate: Infrastructure in their memo dated 09 September 2025 (See **ANNEXURE C**), must be adhered to.
- 2.2.5. The applicant, after publication of a notice in the Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal, suspension or amendment of the restrictive conditions.

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

- a. The proposed development is a moderate form of densification that is promoted by the SDF and intends to optimally use the space on the property.
 - b. The Stellenbosch Municipality Zoning Scheme By-Law, 2019 makes provisions and is in support of second dwelling units in low density residential properties
 - c. Sufficient on-site parking has been provided.
 - d. The increase in traffic in the area will be insignificant
3. 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.
4. 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.
5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The 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.
8. 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.

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

20/11/2025
DATE

COPIES TO BE SENT TO:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Annexure A

Building Plan

SKETCH DRAWING

NOTES :

COVERAGE :
ERF SIZE = 1486 M ²
EXISTING DWELLING & OUT BUILDINGS = 339 M ²
EXISTING OPEN PATIO = 4 M ²
GROUND FLOOR SECOND DWELLING = 264 M ²
MEZZANINE FLOOR SECOND DWELLING = 44 M ²
COVERAGE AREA = ... M ²
COVERAGE = ... %

No.	Date	Revision	Initial

SULLINS DESIGN
project manager
architectural drawing

Mobile : 082 481 021 7 P.O. Box 142519
10101 Newlands, Cape Town 7801
E-Mail : gs@gsdesign.co.za Stellenbosch
BANK No. 87 2941 Stellenbosch
BANK No. 025719

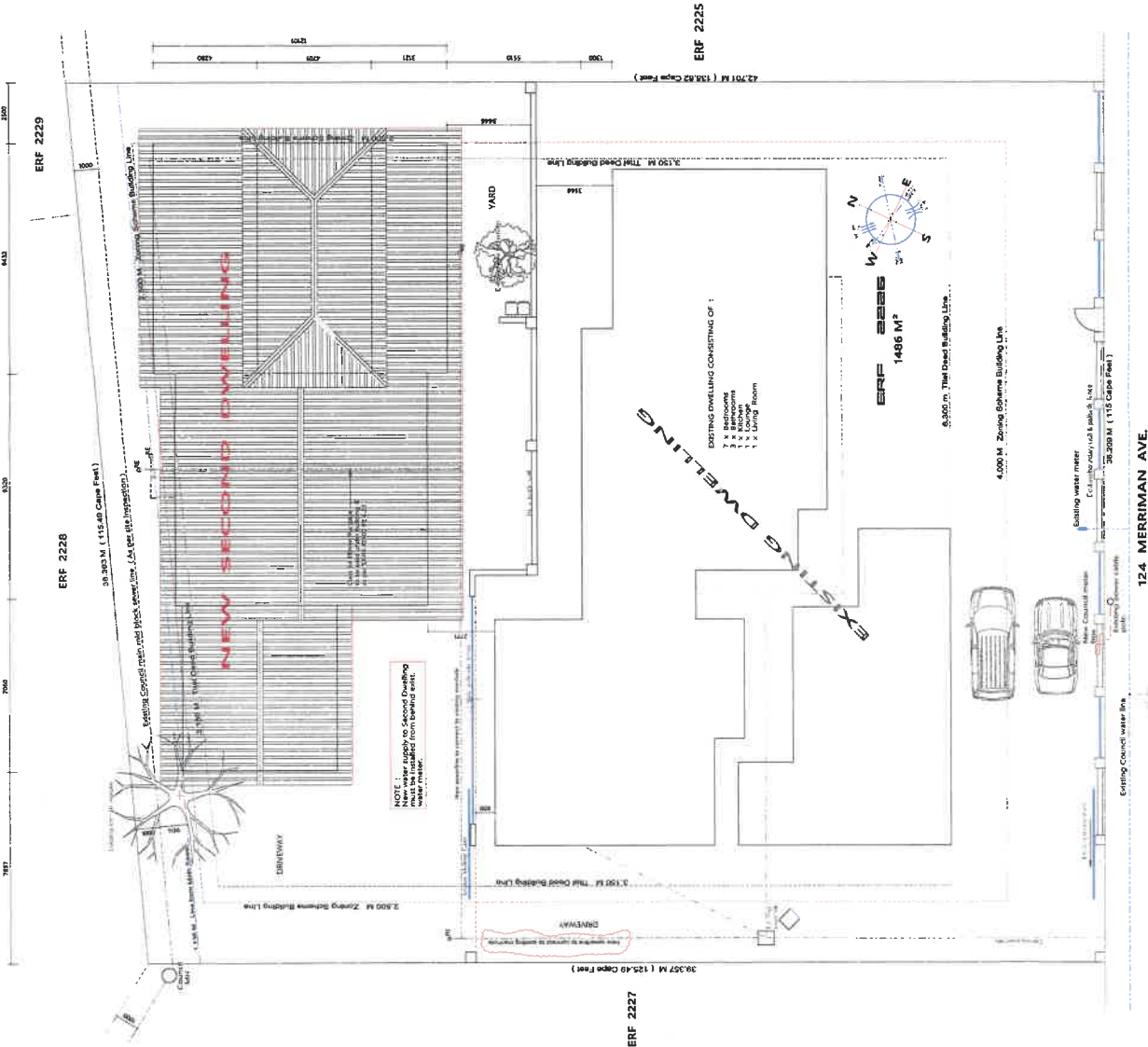
Project

PROPOSED NEW SECOND
DWELLING ON ERF 2226,
124 MERRIMAN AVE.,
STELLENBOSCH.

Scale 1:100, 1:1000 Drawn DLR
Revision: 003-A Date 03 / 09 / 2025
Drawing No.

2025 / 09 / 011 - B

This drawing and design is copyright and must not
be reproduced in part or in whole without prior
written consent of the architect. The architect
assumes no liability for any errors or omissions
preparing shop drawings.



1:100 SITE + ROOF PLAN

SKETCH DRAWING

NOTES :

No.	Date	Revision	Initial
005-B	18.03.25	Alter floor level building lines	DLR

BLDG DESIGN
project manager
architectural drawing

Mobile : 082 491 0217 P.O. Box 120119
001 001 001 001 001 001 001 001 001 001
E-Mail : info@bldg.co.za Stellenbosch
BAGAP No. 872541
SAGAT No. 58578

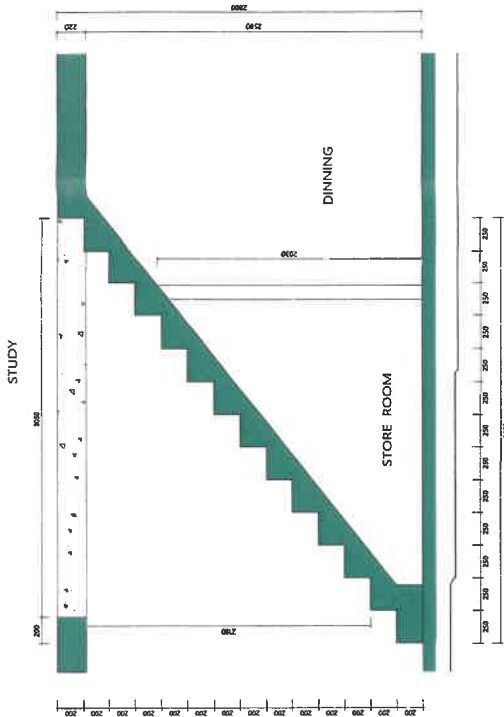
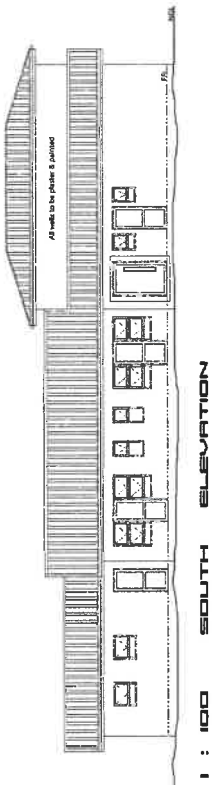
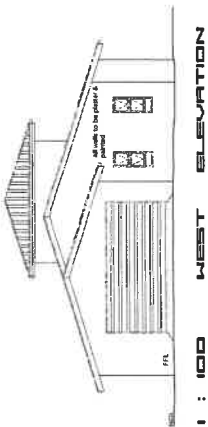
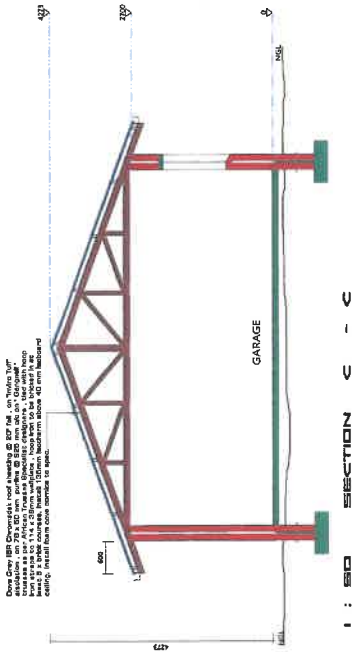
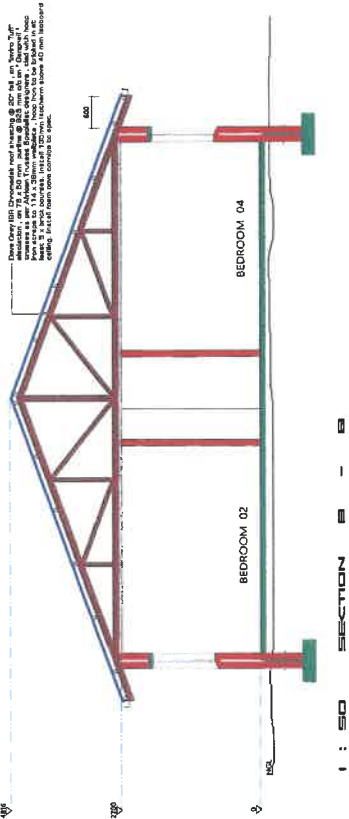
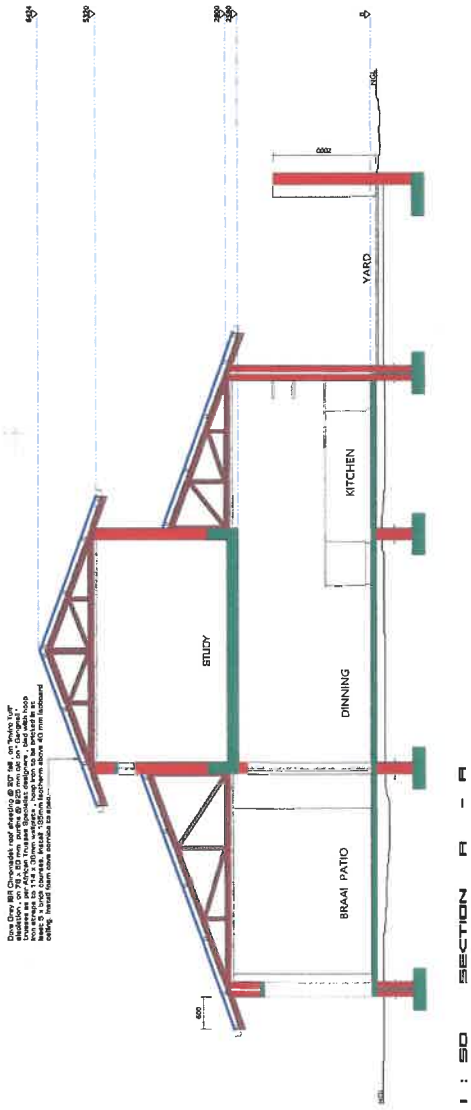
PROPOSED NEW SECOND DWELLING ON ERF 2226 , 124 MERRIMAN AVE. , STELLENBOSCH

Project

Drawings
ELEVATIONS
SECTIONS A , B , C
STAIR DETAIL
Scale 1:100 , 1:150 Drawn DLR
Revision: 005-B Date 18 / 03 / 2025
Drawing No.

2025 / 03 / 008 - B -2

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent of the architect. Any unauthorized reproduction or alteration of this drawing or drawings on any other medium is prohibited and may result in legal action.



SKETCH DRAWING

NOTES :

No.	Date	Revision	Drawn	DLR
005-B	18.03.25	Alter final deed building lines		

BLISS DESIGNS

Project management
architectural drawing

Mobile : 082 401 021 7 P.O. Box 10319
Office : 081 - 897 8828 Die Baard
124 Merriman Ave. Stellenbosch
SACAP No. 87 2541
SAAT No. 35978

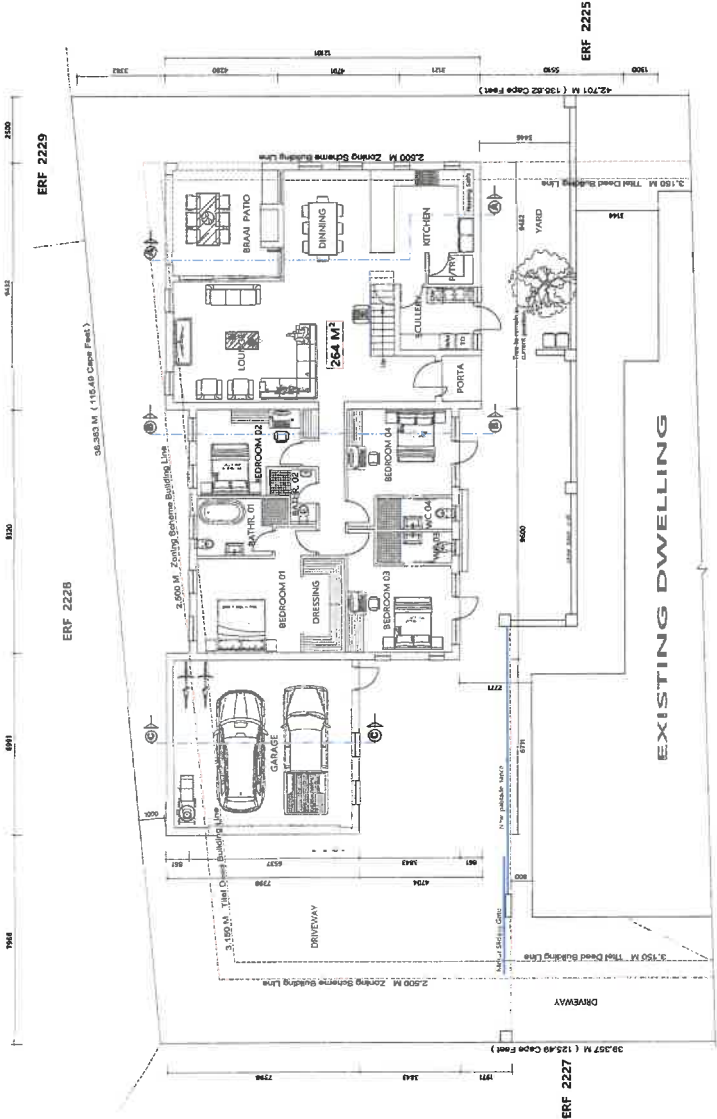
Project
PROPOSED NEW SECOND DWELLING ON ERF 2226, 124 MERRIMAN AVE., STELLENBOSCH.

GROUND FLOOR PLAN	
MEZZANINE FLOOR PLAN	
Scale	1 : 100
Drawn	DLR
Revision	005 - B
Date	18 / 03 / 2025

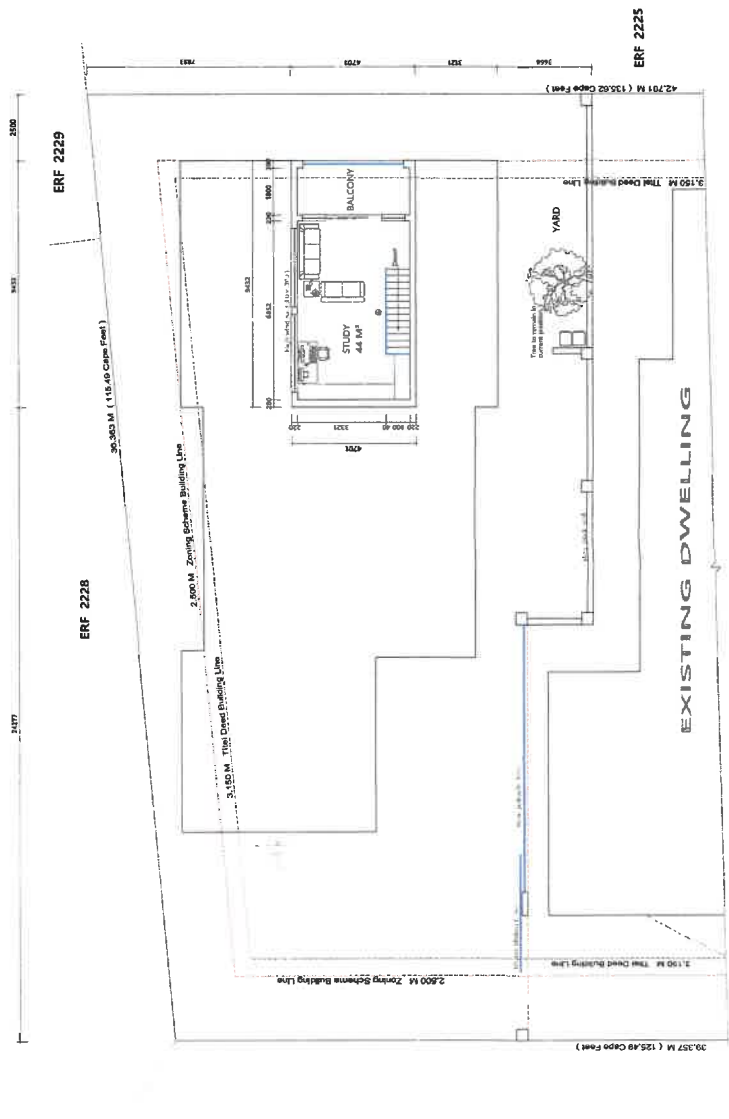
Drawing No.

2025 / 03 / 008 - B - 3

This drawing and details is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions and details on site before commencing work or preparing shop drawings.



1 : 100 GROUND FLOOR PLAN



1 : 100 GROUND FLOOR PLAN

Annexure B:
Copy of Title Deed

340

DYKES VAN HEERDEN ING.

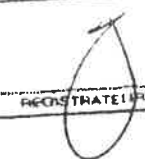
Opgestel deur my

E. Hopkins

TRANSPORTBESORGER
HOPKINS E

FEE

R. 650.00

VERBIND MORTGAGED	
VIR FOR R 1 500 000.00	
B 000106330 / 2004	
15 DEC 2004	
REGISTRATEUR / REGISTRAR	

000124562 / 2004

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

ELANA HOPKINS

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die
genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom
verleen deur

HYPERCEPTION PROPERTIES 61 BK

No. 2000/032605/23

geteken te WINDHOEK op 12 November 2004.

En genoemde Komparant het verklaar dat sy prinsipaal, op 11 Oktober 2004, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sodeer en transporteer aan en ten gunste van

**Die trustees indertyd van
TERRA NOVA TRUST
Nr. IT2844/1995**

diese Opvolgers in titel en Regverkrygendes.

**ERF 2226 STELLENBOSCH
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP**

**GROOT: 1486 (EEN DUISEND VIER HONDERD SES EN TAGTIG)
Vierkante Meter**

OORSPRONKLIK GEREGISTREER kragtens Transportakte nr T707/1956 met Kaart nr. 12282/54 wat daarop betrekking het en gehou kragtens Transportakte nr 194721/2000

- A **ONDERHEWIG** aan die Voorwaardes waarna verwys word in Transportakte nr. T707/1956.
- B **ONDERHEWIG VERDER** aan die volgende regte verval in Sertifikaat van Eenvormige Titel Nr T3843/1955 wat ten gunste van die Staat voorbehou word, naamlik:

"Behoudens die bepalinge van die Wet op Ontginning van Voorbehouden Mineralen, 1926 en van die Wet op Edelgesteentes, 1927, soos gewysig, word alle regte op goud, silwer en edelgesteentes ten gunste van die Staat van die Republiek van Suid-Afrika voorbehou"

(ter eersien: waarvan 'n sertifikaat van Minerale Regte op 22 Maart 1955 onder Nr. 32/1955 uitgereik is)

EH

- C **ONDERHEWIG VERDER** aan die voorwaarde gemerk II vervat in Grondbrief uitgereik op 8 Januarie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 5) onder die bepalings van Artikel 10, Wet Nr 15 van 1887, wat as volg lui:-

"II That all road and thoroughfares being or existing on the said land described in the plan or diagram of the same, shall remain free and uninterrupted unless the same be closed or altered by competent authority "

- D **GEREGTIG** op die voordeel van die voorwaarde waarna verwys word in die endossement gedateer 26 Maart 1952, op bogemelde Grondbrief uitgereik op 8 Januarie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 5) wat as volg lui:-

"By Deed of Transfer 4507/52 the property thereby transferred, namely Lot 79, is subject to certain Building Restrictions in favour of the remainder within as will more fully appear from the said deed "

- E **GEREGTIG VERDER** op die voordeel van die voorwaarde waarna verwys word in die endossement, gedateer 17 April 1953, op bogemelde Grondbrief uitgereik op 8 Januarie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 5) wat as volg lui:-

"By Deed of Transfer 5270/53 the property thereby transferred, namely Lot 49, is subject to certain building restrictions in favour of the remainder within, as will more fully appear from the said deed "

- F **GEREGTIG VERDER** op die voordeel van die voorwaarde waarna verwys word in die endossement gedateer 22 Maart 1955, op gemelde Grondbrief uitgereik op 8 Januarie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 5) wat as volg lui:-

"By Deed of Transfer 3840/1955 dated this day Portion 9 of Lot LIII portion 10 of Lot LIII and portions 6 of Lots XXVI to XXXVII thereby transferred and subject to conditions relative to use thereof for Accommodation of buses, erection of buildings, value thereof, restoration

EH

or damages in lieu, restraint against sale of said land, fences, ect., the construction and maintenance of water, sewerage and drain pipes, electricity way-leaves etc over the said land and maintenance of cleanliness of the land, which conditions are in favour of the remainder of Lot LIII held hereunder and other land as will more fully appear from said Deed of Transfer "

G ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in Transportakte nr T707/1956 opgelê deur die Administrateur onder die bepalings van Artikel 18(3) van Ordonnansie Nr 33 van 1934, naamlik: -

- I. Enige woorde en uitdrukkings wat in die volgende voorwaardes gebesig word het dieselfde betekenis as wat daaraan geheg word by die regulasie afgekondig by kennisgewing van die Provinsiale Administrasie Nr 401 van 17 Oktober 1935, en in die memorandum wat genoemde regulasies vergesel het.
- II Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat die elektrisiteitskabels en waterpype en die rioolvuil en dreinerings insluitende reënwater van enige ander erf of erwe, binne of buite hierdie onderverdeling, oor hierdie erf gevoer word, indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en ligging wat van tyd tot tyd redelikerwys vereis word. Dit sal die reg op toegang te alle redelike tye tot die eiendom insluit met die doel om nole, inspeksieputte, vore, waterleidings en ander werke behorende daartoe te bou, onderhou, verander verwyder of te inspekteer.
- III Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle wydte van die straat gebruik kan word en die wal veilig en behoorlik afgeskuins kan word omrede die verskil tussen die hoogtes van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou ten genoë van die plaaslike owerheid en binne 'n tydperk wat die plaaslike owerheid bepaal.
- IV Hierdie erf is onderhewig aan die volgende voorwaardes met dien verstande dat indien die Administrateur, na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die

EH

beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy optê:-

- (a) dit mag nie onderverdeel word nie;
- (b) dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, daarop op te ng.
- (c) op nie meer as helfte van die oppervlakte daarvan mag gebou word nie;
- (d) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 6,30 meter van die straatlyn wat 'n grens van hierdie erf vorm opgerig word nie of nie binne 3,15 meter van die agtergrens of sygrens van 'n aangrensende erf nie, op voorwaarde dat met die toestemming van die plaaslike owerheid 'n buitegebou wat 'n hoogte van 3,05 meter nie te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat, binne die voorgeskrewe ruimte langs die agtergrens en binne die voorgeskrewe ruimte van 'n afstand van 9,45 meter bereken vanaf die agtergrens opgerig mag word;
- (e) ingeval die bepalinge van 'n Dorpsaanlegskema van toepassing op hierdie erf gemaak word en sodanige bepalinge meer beperkend is as die voorafgaande bepalinge, dan sal die bepalinge van sodanige skema van toepassing wees

H ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in Transportakte nr T707/1956 opgelê deur die Munisipaliteit van Stellenbosch in sy guns, naamlik:-

- A Alvorens 'n afsonderlike skatting van 'n erf gemaak is, betaal die eienaar jaaniks 'n bedrag gelykstaande aan die eiendomsbelasting op 'n skatting ge'ykstaande aan die koopskat
- B. Die eienaar moet binne 'n tydperk van twee (2) jaar gereken vanaf die datum van oordrag, 'n woonhuis met of sonder buitegeboue oprig waarop 'n Munisipale skatting van R4 000.00 geplaas is

EH

Indien sodanige woonhuis opgerig is en daarna gedeeltelik of geheel en al vernietig word, moet die woonhuis binne 'n tydperk van een (1) jaar gereken vanaf die datum van vernietiging herstel word of opnuut opgerig word na gelang van die geval sodat dit aan bogenoemde vereistes voldoen

Indien sodanige woonhuis nie soos voornoem opgerig word of herstel of heropgerig word nie, moet gelikwideerde skadevergoeding gelyk aan die jaarlikse belasting wat betaalbaar sou gewees het, op die basis van sodanige waardasie (R4 000,00) aan die Stadsraad betaal word bo en behalwe die belasting wat op die waardering van die grond in ieder en elke jaar gehef mag word totdat sodanige woonhuis voltooi is tot bevrediging van gesegde Stadsraad

Ingeval voorsiening gemaak is deur die Stadsraad vir hoofpyppe, wateraanleg en elektrisiteit, waarby die eiendom hierdeur getranspoteer aansluiting kan maak, sal die eienaar indien hy versuim om bogenelde vereistes na te kom, behalwe eiendomsbelasting waarna hierbo verwys word, verder ook aan gesegde Stadsraad betaal die minimum water, sanitasie en vullisverwyderingsfooie wat jaarliks betaalbaar sou wees op 'n woonhuis waarop 'n Munisipale skatting van R4 000,00 geplaas is plus die waardasie van die grond, plus R1,50 per maand vir elektrisiteit, tot tyd en wyl die gesegde vereiste deur hom nagekom is

- C. Ingeval die eienaar twee (2) aangrensende erwe koop en hy op een erf 'n huis met of sonder buitegeboue oprig wat vir belastingdoeleindes deur 'n geswore waardeerder aangestel te word deur die Raad vir ten minste R8 000,00 gewaardeer word, sal die gemenelde eienaar ten opsigte van die onbeboude erf vanaf datum wanneer voormelde waardering in werking tree vrygestel word van die voorwaarde om 'n huis te bou op die onbeboude erf
- D. Die eienaar van hierdie erf is verplig om te sorg dat die geboue wat hy op hierdie erf gaan oprig wat die boukundige hoedanigheid daarvan betref, aan die vereistes van die Bouregulasies van die Munisipaliteit van Stellenbosch voldoen wat van toepassing is wanneer die gebou opgeng word en ook voldoen aan die beleid van

EH

die raad wat betref die ontwerp, konstruksie en aansigte van die geboue. Geen gebou mag op hierdie erf opgerig word, wat nie volgens die opinie van die Raad by die geboue in die omgewing pas nie, en wat, in die opinie van die Stadsraad, van 'n minderwaardiger gehalte is wat betref vertoning en materiaal as ander geboue in die omgewing.

- E Planne vir alle omheinings van hierdie erf, van watter materiaal dit ook al mag wees, moet aan die Stadsraad van Stellenbosch vir goedkeuring voorgelê word en geen sinkplaatomheinings of sinkomheinings van enige aard mag op hierdie erf aangebring word nie.
- F Die dakke van alle geboue op hierdie erf moet eenvormig wees wat materiaal en styl betref. Platdakke vir buitegeboue sal slegs toegelaat word as die hoofgebou ook 'n platdak het.
- G Die eienaar van hierdie erf aanvaar geen bedrywigheid wat deur geraas of in enige ander opsigte 'n oorlast vir ander bewoners van erwe sal veroorsaak nie. Hy sal nie op hierdie erf hout vir wins soeg of kop nie, of toelaat dat dit gedoen word, nog enige materiaal wat hy in verband met enige besigheid wat hy buite hierdie erf mag drywe, op hierdie erf mag bêre nie.

EH

WESHALWE die komparant afstand doen van al die regte en titel wat

HYPERCEPTION PROPERTIES 61 BK
Nr CK2000/032605/23

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

Die trustees indertyd van
TERRA NOVA TRUST
Nr. IT2844/1995

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, lams en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die verkoopprijs die bedrag van R2 140 000,00 (Twee Miljoen Een Honderd en Veertig Duisend Rand) beloop

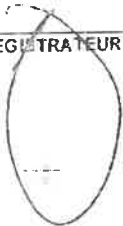
TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

Onderteken, verly en met die ampseël bekragtig op die kantoor van die Registrateur van Aktes te Kaapstad op 15 Desember 2004

E. Hopkins
q q

In my teenwoordigheid

REGISTRATEUR VAN AKTES



EH

Annexure C:
Comments from Directorate: Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ◦ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ◦ Van:	Technician: Development (Infrastructure Services)
Author ◦ Skrywer:	Siyasanga Zweni
Date ◦ Datum:	09 September 2025
Our Ref ◦ Ons Verw:	Civil LU 2926
Town Planning Ref:	LU/18907 - TP1118/2025
Re ◦ Insake:	<p>Erf 2226, Stellenbosch: i. Application is made in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the following: Removal of the following restrictive title deed conditions in terms of Section 15(2)(f) of the said by-law; - to remove condition G.IV(b) in order to allow the construction of a second dwelling unit. - to remove condition H.F to allow the use of IBR roof sheeting on the proposed second dwelling unit. ii. Application made in terms of Section 15(2)(o) of the said by-law for a Consent Use for an additional use that exceeds the zoning scheme parameters in order to construct a second dwelling unit (that exceeds zoning scheme building lines) on Erf 2226, Stellenbosch. iii. Suspension of restrictive title deed condition G.IV.(d) in terms of Section 15(2)(f) of the said by-law as contained in the deed of transfer no. T. 124562/2004 allow for the following structures within the prescribed 3.15m northern common building line (abutting Erven 2228 and 2229)</p>

- The proposed garage on the ground floor to be 1m in lieu of 3.15m - The proposed bedroom to be 2.5m in lieu of 3.15m - The proposed bathroom to be 2.85m in lieu of 3.15m - The proposed lounge on the ground floor to be 3.07m in lieu of 3.15m iv. Suspension of restrictive title deed condition G.IV. (d) in terms of Section 15(2)(f) of the said by-law as contained in the deed of transfer no. T. 124562/2004 to allow for the following structures within the prescribed 3.15m eastern common building line (abutting Erf 2225): - The proposed second dwelling braai patio, dining room, and kitchen on the ground floor to be 2.5m in lieu of 3.15m - The proposed second dwelling balcony on the first floor to be 2.5m in lieu of 3.15m.

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

1. Civil Engineering services

- 1.1 Only one municipal water and one sewer connection shall be permitted on the Erf.
- 1.2 The Erf must be serviced by a single meter municipal water connection.
- 1.3 The second dwelling must make use of the existing water and sewer connection.
- 1.4 No building is permitted over any municipal service.
- 1.5 In the event of damage to the municipal mid-block sewer pipe on Erf, the applicant will be responsible for all repair costs.

2. Roads

- 2.1 At building plan stage please indicate and dimension all parking.
- 2.2 Dimension the entrance.

3. Development Charges (DCs)

- 3.1 The following DC's are payable: 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.

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

3.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

S. Zweni

Siyasanga Zweni

Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2926 (SZ) Erf 2226 Stellenbosch (LU-18907 TP1118-2025)\2926 (SZ) Erf 2226 Stellenbosch (LU-18907 TP1118-2025).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number	2828 (82) Erf 2228 Stellenbosch (LU-10007 TP1118-2028)
Development Name	
Date	09 September 2025
Financial Year	2025/2026
Erf Location (Select from 7 Locations)	Stellenbosch Town
School/ECD Category (Select Quarte 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural)	Urban
Erf No. / Farm No.	2228
DC Parameters Reference	Proposed new second dwelling on Erf 2228, 124 Mannan Ave, Stellenbosch, by Building Design, Drawing no. 2025080911-B, Revision 003-A, Date 03/08/2025

SUMMARY OF DC CALCULATION								
Service	Water	Sanitor	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s)	l/day	l/day	ha°C	l/week	l/ha/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 15 267.91	R 14 836.95	R 4 037.29	R 4 235.94	R 18 335.53	R 54 813.62	R 16 708.04	R 71 519.66
Charges adjusted for positive only, before Deductions	R 15 267.91	R 14 836.95	R 4 037.29	R 4 235.94	R 18 335.53	R 54 813.62	R 16 708.04	R 71 519.66
Total Deductions	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT)	R 15 267.91	R 14 836.95	R 4 037.29	R 4 235.94	R 18 335.53	R 54 813.62	R 16 708.04	R 71 519.66
VAT	R 2 290.18	R 2 240.64	R 605.90	R 635.39	R 2 450.33	R 8 222.66	R 2 505.01	R 10 727.65
Total Development Charges Payable (including VAT)	R 17 558.10	R 17 177.48	R 4 642.99	R 4 871.33	R 18 785.86	R 63 036.27	R 19 213.05	R 82 247.61

APPLICANT INFORMATION	
Application Processed by	Siyasenge Zweni
Signature	<i>S. Zweni</i>
Notes	

Bedfordbrook Town

[illegible]

Towers	Chargers and/or refuelling for plastics only. Surface Destructions	R	16 257.01	R	14 880.86	R	4 037.25	R	6 294.66	R	12 890.53	R	56 817.55	R	4 126 174.74	R	17 639.86
	Chargers refuelling for plastics only. Surface Destructions	R	10 267.93	R	14 878.96	R	4 047.23	R	4 237.66	R	10 030.53	R	56 817.55	R	4 126 174.74	R	17 639.86
	Chargers pre- surface drive charges reductions.	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Chargers Destruction 7%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Tanks	Additional Destruction per annum - from Business Agreements (4.4%)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Half 2024 of Air Agreements and Destructions including a 3.75%	R	16 257.01	R	14 880.86	R	4 037.25	R	6 294.66	R	12 890.53	R	56 817.55	R	4 126 174.74	R	17 639.86
	Half 2024 of Air Agreements and Destructions including a 3.75%	R	2 209.19	R	2 246.54	R	688.79	R	805.30	R	2 471.65	R	6 611.60	R	2 685.84	R	10 828.87
	Half Destructions Charges	R	10 267.93	R	12 774.46	R	4 166.06	R	3 827.16	R	10 760.96	R	40 205.95	R	3 827.16	R	10 760.96