



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMÁSIPALA • MUNICIPALITY

Application Number: LU/17296 (TP760/2024)

Our File Reference Number: Erf 2455 and Erf 2456, 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 REZONING, PERMANENT DEPARTURE AND PERMISSION IN TERMS OF A ZONING SCHEME: ERF 2455 AND 2456, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law on Erf 2455, Stellenbosch for:
 - 3.1 Application in terms of Section 15(2)(a) of the said By-law for the rezoning of the property from Conventional Residential Zone to Multi-Unit Residential Zone to permit a 10 (ten) bedroom commune to be operated from the existing dwelling units/buildings.
 - 3.2 Application in terms of Section 15(2)(g) of the said By-law for permission required in terms of the Zoning Scheme By-law for permission required in accordance with Section 78(2) of the latter By-law to permit a property which is smaller than 1000m² to be used for Multi-Unit Residential Zone purposes.
 - 3.3 Application in terms of Section 15(2)(b) of the said By-law for the following permanent departures from the parameters applicable to the Multi-Unit Residential Zone to accommodate the existing dwelling units/buildings and commune:
 - a) Relaxation of common building line (adjacent to Erf 2454) from 4.6m (ground floor) and 4.5m (first floor) to 1.5m,
 - b) Relaxation of common building line (adjacent to Erf 2456) from 4.6m (ground floor) to 4m and 4.5m (first floor) to 4.2m,

- c) Relaxation of street building line (Joubert Street) from 4.5m (ground floor) to 2.5m and 4.5m (first floor) to 1.5m,
- d) Including the under provision of parking to permit 9 bays in lieu of 10 bays.

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

4. That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law on Erf 2456, Stellenbosch for:

- 4.1 Application in terms of Section 15(2)(a) of the By-law for the rezoning of the property from Conventional Residential Zone to Multi-Unit Residential Zone to permit a 10 (ten) bedroom commune to be operated from the existing dwellings units/buildings.

- 4.2 Application in terms of Section 15(2)(g) of the By-law for permission required in terms of the Zoning Scheme By-law for permission required in accordance with Section 78(2) of the latter By-law to permit a property which is smaller than 1000m² to be used for Multi-Unit Residential Zone purposes.

- 4.3 Application in terms of Section 15(2)(b) of the By-law for the following permanent departures from the parameters applicable to the Multi-Unit Residential Zone to accommodate the existing dwelling units/buildings and commune:

- a) Relaxation of common building line (adjacent to Erf 2455) from 4.6m (ground floor) and 4.5m (first floor) to 0m,
- b) Relaxation of common building line (adjacent to Erf 2457) from 4.6m (ground floor) to 1.1m and 4.5m (first floor) to 2.2m,
- c) Relaxation of street building line (Joubert Street) from 4.5m (ground floor) to 0m and 4.5m (first floor) to 1.1m,
- d) Relaxation of street building line (Merriman Street) from 4.5m (ground and first floor) to 4.1m,
- e) Including the under provision of parking to permit 4 bays in lieu of 10 bays.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

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

Conditions of approval which should be complied with prior to the vesting of the land use rights granted in terms of this approval:

- 5.1 Building plans be submitted and approved by the Municipality reflecting the current and / or proposed development, uses and engineering infrastructure services. Building plans are required for any changes of use in the existing approved buildings, or prior to the commencing of any building works, including the preparation of land, of which will only be approved when all relevant (or qualified) conditions of approval have been complied

with, and related occupancy certificates can be issued prior to the vesting of any of the related approvals.

- 5.2 A fire protection plan be submitted and approved by the Municipality for the change of occupancy and in compliance with the fire regulations for student accommodation / hostels.
- 5.3 Erf 2455 and Erf 2456 be notorially tied in the Deed's Registry at the cost of the owners / applicant prior to building plan approval, to which the Municipality must be cited as an interested party without whom's consent the subject notarial tie may not be cancelled.
- 5.4 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the submission of any building plans, or as may be agreed on in writing with the Director Infrastructure Services.

General conditions of approval with no requirement for compliance prior to the vesting of the land use rights granted in terms of this approval:

- 5.5 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 By-laws or Regulations that may be applicable.
- 5.6 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.
- 5.7 The development and building plans be generally in accordance with the Ground Floor Plan with drawing No. 200, drawn by Smuts De Kock Architects and dated 31-05-2024 and First Floor Plan with drawing No. 201, drawn by Smuts De Kock Architects and dated 31-05-2024 and attached as **Annexure A**.
- 5.8 The communes be limited to the existing buildings on the subject properties.
- 5.9 The accommodation of a maximum number of 10 boarders on Erf 2455 and a maximum number of 12 boarders on Erf 2456 is permitted.
- 5.10 Conditions imposed by the Directorate: Infrastructure Services as contained in the memorandum dated 02/04/2025, and electrical comment dated 30/08/2024 attached as **Annexure B**, be complied with, or as may be agreed on in writing with the Director Infrastructure Services.
- 5.11 On-site parking must be provided in accordance with the Parking Layout Plan with drawing No. 300, drawn by Smuts De Kock Architects and dated 15-11-2024 and attached as **Annexure B**.

5.12 The land use hereby permitted shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN200/2013).

6. The reasons for the above decision are as follows:

6.1 The encroachments of the building lines to accommodate existing buildings will not undermine the character of the area and the primary use of the property will remain residential.

6.2 The proposal is in line with the existing land uses of the surrounding area and will not have a negative impact on the character of the surrounding area.

6.3 The proposal will not negatively affect the aesthetic appearance of the existing buildings and streetscape of surrounding roads.

6.4 The demand for on-site parking is expected to be low due to the proximity of the subject properties to a range of university buildings.

7. Matters to be noted

7.1 A portion of the existing building on Erf 2456 encroaches the Joubert Street road reserve and the Directorate: Corporate Services be contacted for an agreement or condonation.

7.2 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

7.3 No directional signage be erected without the prior approval of the Municipality.

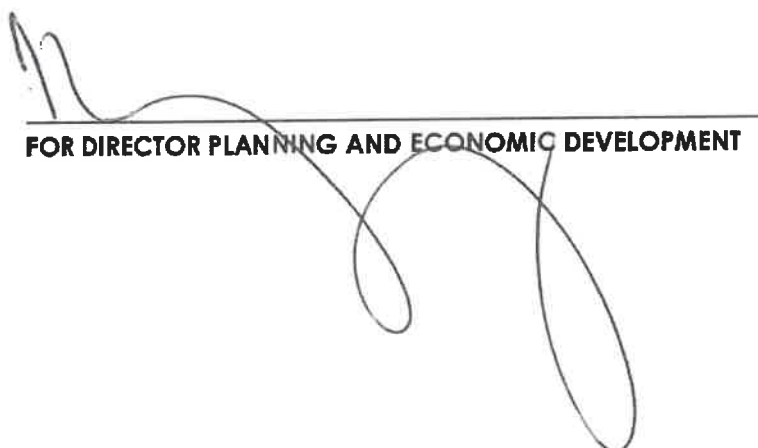
8. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

9. 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.

10. **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**

11. 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.
12. 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.
13. 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.
14. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
15. 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

31/6/2025
DATE:



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ANNEXURE A

LOCALITY MAP AND SITE PLANS

Locality Map

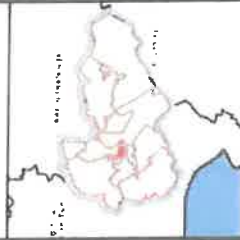


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Stellenbosch Municipality

SCALE

1:2 256,99

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by Corporate GIS

Date: 2024/08/11



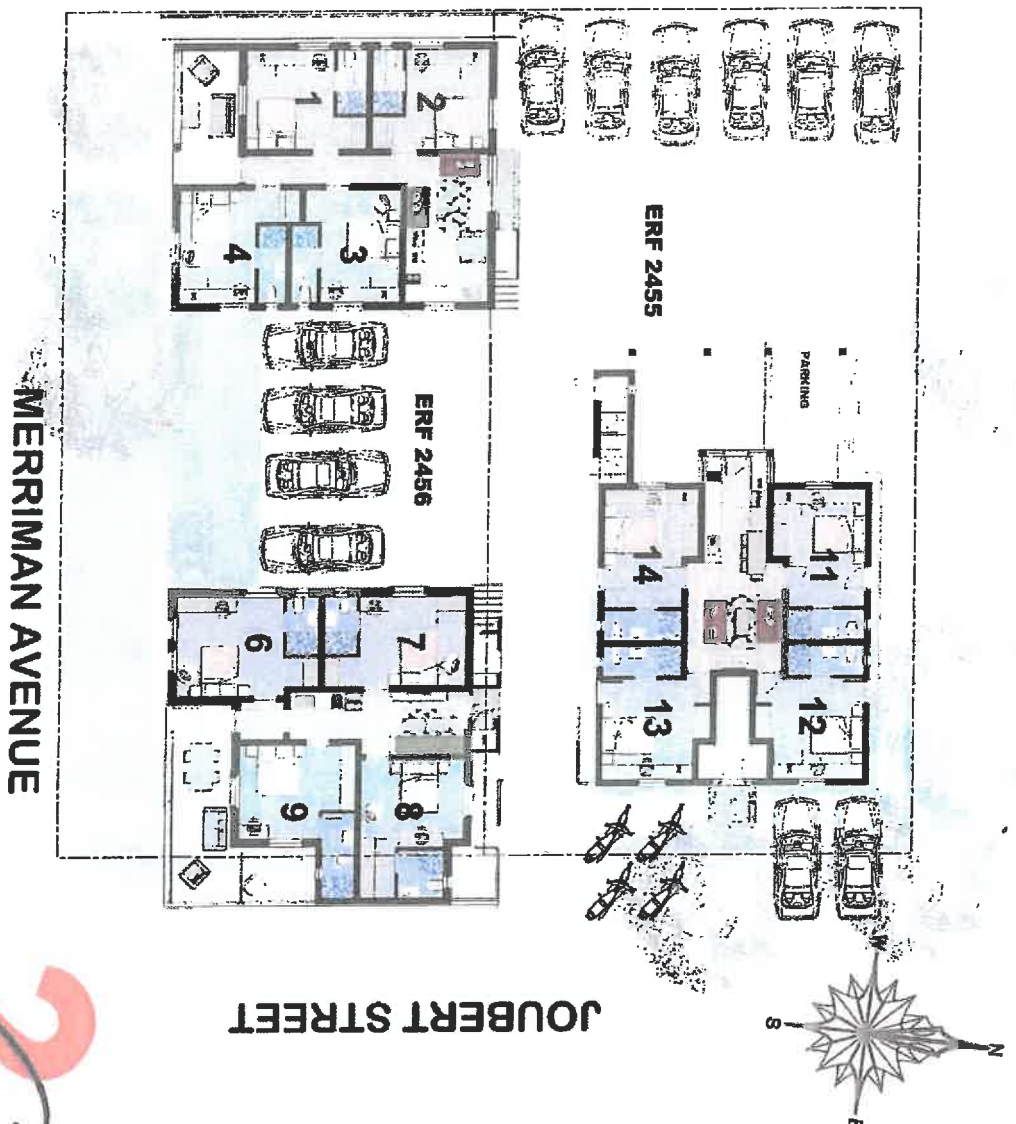
Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8858

This map is a reproduction of the original map and is not a substitute for the original map. It is a reproduction of the original map and is not a substitute for the original map. It is a reproduction of the original map and is not a substitute for the original map.

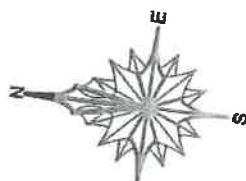
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 > THIS DRAWING SHOWS A VISUAL REPRESENTATION OF WHAT IS PROPOSED. MINOR ADJUSTMENTS MIGHT BE REQUIRED IN THE FINAL TECHNICAL DOCUMENTATION.
 > COPYRIGHT OF THESE DRAWINGS AND DESIGNS ARE PROTECTED AND RESERVED IN TERMS OF THE ARCHITECTS ACT 35 OF 1970 AND THE COPYRIGHT ACT 98 OF 1978 AND ANY UNAUTHORIZED INFRINGEMENT THEREOF OR REPRODUCTION WILL BE UNLAWFUL.



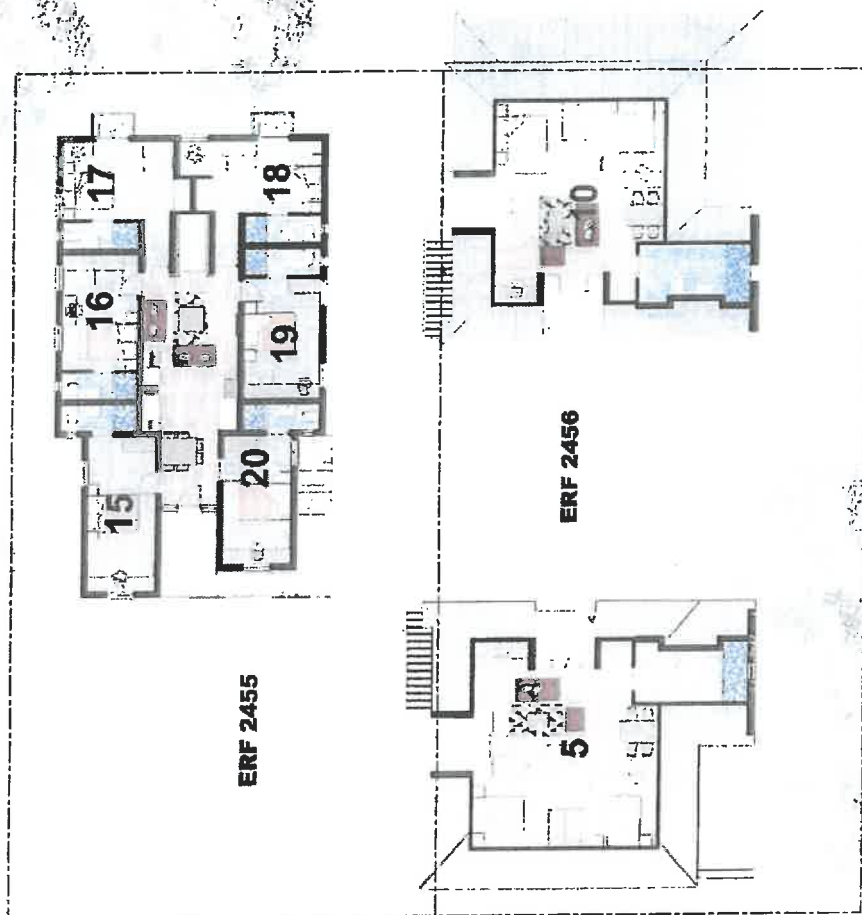
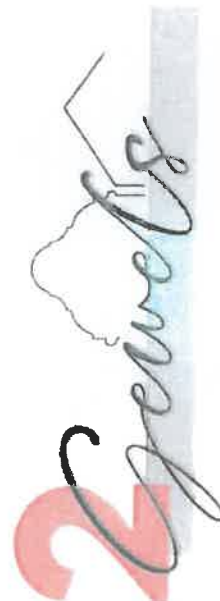
2
jewels

2 JEWELS INTERNAL OCCUPATION
 00 - GROUND FLOOR PLAN

MEASUREMENTS ARE SUBJECT TO FINAL LAND SURVEYORS DOCUMENTATION ON COMPLETION.
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JOUBERT STREET



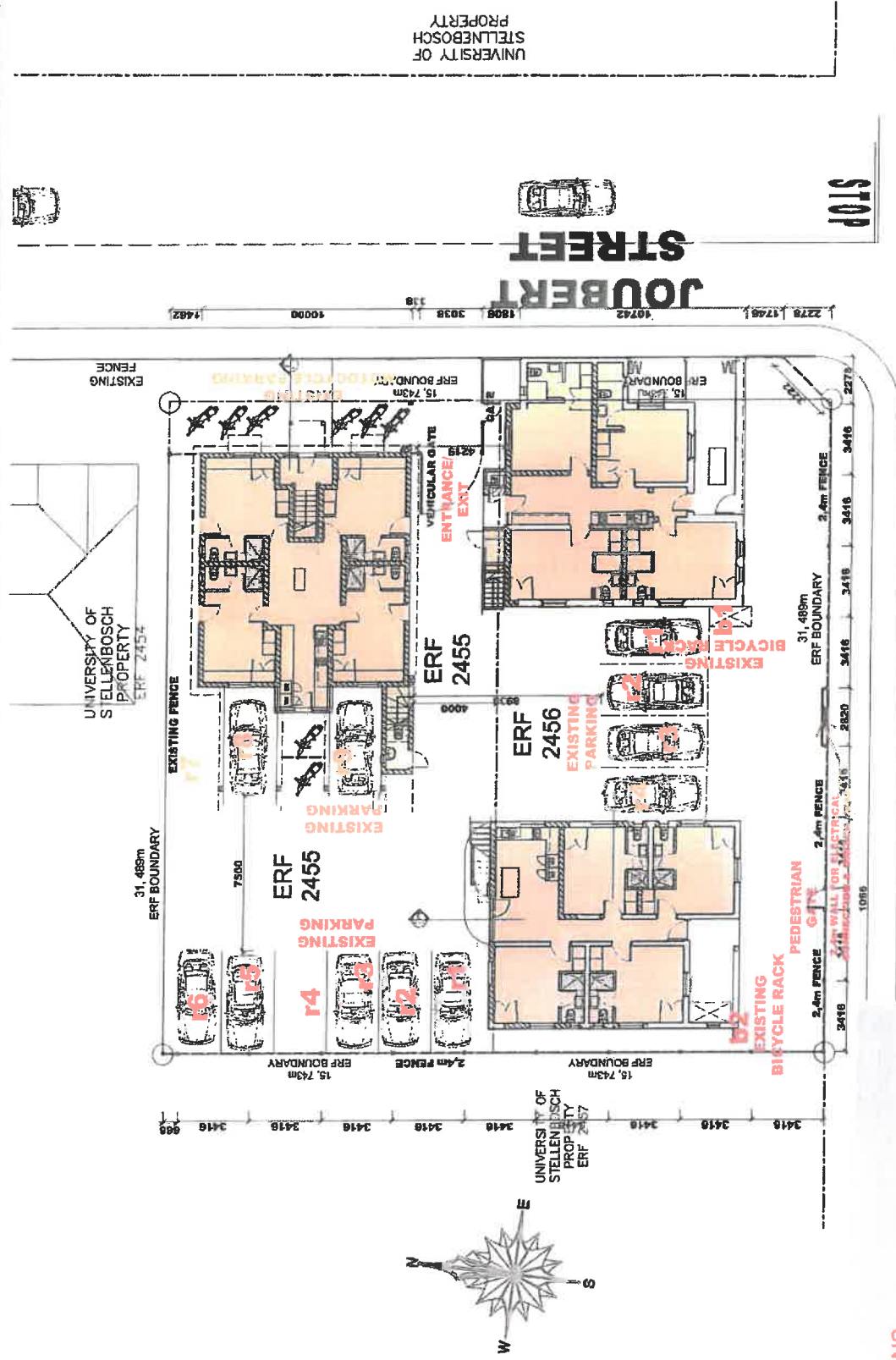
MERRIMAN AVENUE

2 GEWELS INTERNAL OCCUPATION
NO. 201 - FIRST FLOOR PLAN

> MEASUREMENTS ARE SUBJECT TO FINAL LAND SURVEYORS DOCUMENTATION ON COMPLETION.

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PARKING

AS PER APPROVED PLANS

- SB2455 BP 3592/2023 APPROVED ON 28/06/2023
- SB2456 & 2455 BP 1152/2021 APPROVED ON 21/04/2023

MERRIMAN AVENUE

2 CEWELS PARKING LAYOUT

DRAWING NO. 300

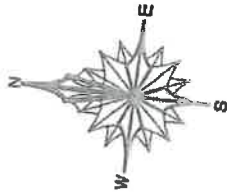
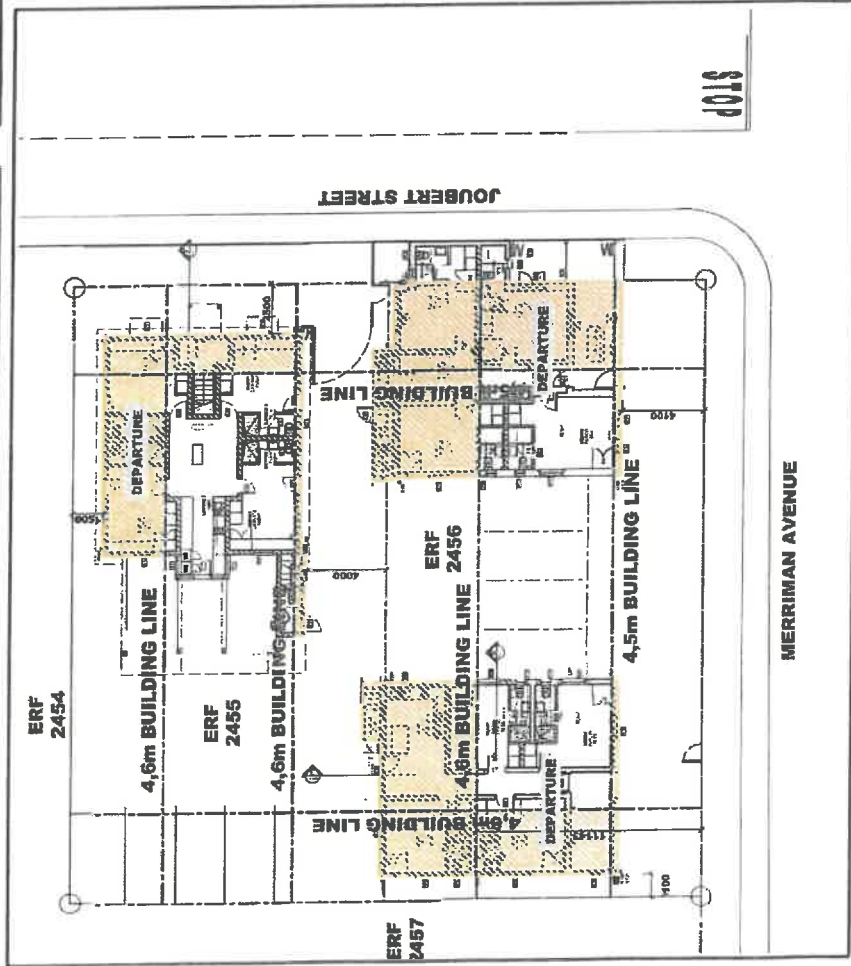
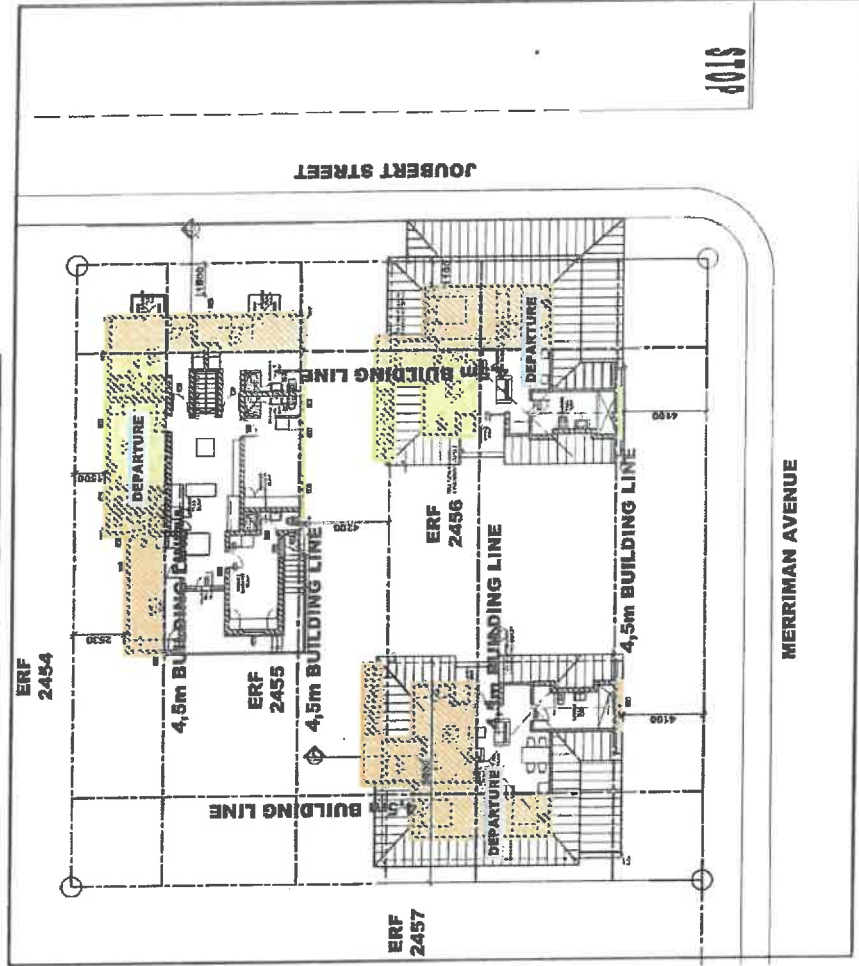
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BUILDING LINE ENCROACHMENT (ERF 2456)

BOUNDARY	GROUND		FIRST	
	FROM	TO	FROM	TO
STREET MERRIMAN	4,5m	4,1m	4,5m	4,1m
STREET JOUBERT	4,5m	0m	4,5m	1,1m
COMMON (2457)	4,6m	1,1m	4,5m	2,2m
COMMON (2455)	4,6m	0m	4,5m	0m

BUILDING LINE ENCROACHMENT (ERF 2455)

BOUNDARY	GROUND		FIRST	
	FROM	TO	FROM	TO
STREET JOUBERT	4,5m	2,5m	4,5m	1,5m
COMMON (2454)	4,6m	1,5m	4,5m	1,5m
COMMON (2457)	4,6m	N/A	4,5m	N/A
COMMON (2456)	4,6m	4,1m	4,5m	4,2m



GROUND ENCROACHMENT

FIRST FLOOR PLAN
2 CEMEL'S BUILDING LINE DEPARTURE
DRAWING NO. 400



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ANNEXURE B

COMMENT FORM INTERNAL DEPARTMENTS



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:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	02 April 2025
Our Ref ▫ Ons Verw:	Civil LU 2775
Town Planning Ref:	LU/17296 – TP760/2024
Re ▫ Insake:	Erf 2455 & 2456, Stellenbosch: Application is made in terms of Section 15(2) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 on Erf 2455, Stellenbosch for the following: 1. Application in terms of Section 15(2)(a) of the By-law for the rezoning of the property from Conventional Residential Zone to Multi-Unit Residential Zone to permit a 10 (ten) bedroom commune/hostel to be operated from the existing dwellings/buildings. 2. Application in terms of Section 15(2)(g) of the By-law for permission required in terms of the Zoning Scheme By-law for permission required in accordance with section 78(2) of the said By-law to permit a property which is smaller than 1000m² to be used for Multi-Unit Residential Zone purposes. 3. Application in terms of Section 15(2)(b) of the By-law for the following permanent departures from the parameters applicable to the Multi-Unit Residential Zone to accommodate the existing dwellings/buildings: a) Relaxation of common building line (adjacent to Erf 2454) from 4.6m (ground floor) and 4.5m (first floor) to 1.5m,

b) Relaxation of common building line (adjacent to Erf 2456) from 4.6m (ground floor) to 4m and 4.5m (first floor) to 4.2m,c) Relaxation of street building line (Joubert Street) from 4.5m (ground floor) to 2.5m and 4.5m (first floor) to 1.5m,d) Including the under provision of parking to permit 9 bays in lieu of 10 bays. Erf 2456 Application is made in terms of Section 15(2) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 on Erf 2456, Stellenbosch for the following: 1. Application in terms of Section 15(2)(a) of the By-law for the rezoning of the property from Conventional Residential Zone to Multi-Unit Residential Zone to permit a 10 (ten) bedroom commune/hostel to be operated from the existing dwellings/buildings. 2. Application in terms of Section 15(2)(g) of the By-law for permission required in terms of the Zoning Scheme By-law for permission required in accordance with section 78(2) of the said By-law to permit a property which is smaller than 1000m² to be used for Multi-Unit Residential Zone purposes. 3. Application in terms of Section 15(2)(b) of the By-law for the following permanent departures from the parameters applicable to the Multi-Unit Residential Zone to accommodate the existing dwellings/buildings: a) Relaxation of common building line (adjacent to Erf 2455) from 4.6m (ground floor) and 4.5m (first floor) to 0m, b) Relaxation of common building line (adjacent to Erf 2457) from 4.6m (ground floor) to 1.1m and 4.5m (first floor) to 2.2m,c) Relaxation of street building line (Merriman Street) from 4.5m (ground and first floor) to 4.1m,e) Including the under provision of parking to permit 4 bays in lieu of 10 bays.

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



1. Water

- 1.1 Each erf must have its own water connection point. The existing municipal water connection points must be used for the proposed development.

2. Sewer

- 2.1 Each erf must have its own municipal sewer connection point as per the approved building plan 3592/2023 and 4769/2024. Only one sewer connection is allowed per erf.

3. Development Charges (DCs)

- 3.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 3.2 The appropriate DC's are payable immediately after the approval of this land use application and before the facility is put to its approved use
- 3.3 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.



Ilze Fillies

Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2775 (RF) Erf 2455 & 2456 Stellenbosch (LU-17296 TP760-2024)\2775 () Erf 2455 & 2456 Stellenbosch (LU-17296 TP760-2024).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2775 (if) Eri 2455 & 2456 Stellenbosch (LU-17296 TP750-2024)
Development Name:	
Date:	14 May 2025
Financial Year:	2024/2025
Eri Location (Select from 7 Locations):	Stellenbosch Town
Eri Region (Select Urban or Rural):	Urban
Eri No. / Farm No.:	Eri 2456
DC Parameters Reference:	Motivation report Smuts De Kock dated 15 July 2024

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kMday	kMday	ha°C	t/week	km/day		persons		
Total Increased Services Usage:	0,9	0,75	0,02	0,075	6,25		5		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	0,90	0,75	0,02000	0,075	6,3		5		
Charges before adjusting for positive only, before Deductions	R 29 642,40	R 27 187,35	R 4 354,63	R 7 710,00	R 38 643,96	R 108 538,35	R 20 271,57	R 128 809,91	
Charges adjusted for positive only, before Deductions	R 29 642,40	R 27 187,35	R 4 354,63	R 7 710,00	R 38 643,96	R 108 538,35	R 20 271,57	R 128 809,91	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 29 642,40	R 27 187,35	R 4 354,63	R 7 710,00	R 38 643,96	R 108 538,35	R 20 271,57	R 128 809,91	
VAT:	R 4 446,36	R 4 078,10	R 653,19	R 1 168,50	R 5 946,59	R 16 280,75	R 3 040,73	R 18 321,49	
Total Development Charges Payable (including VAT):	R 34 088,76	R 31 265,45	R 5 007,83	R 8 878,50	R 45 590,55	R 124 819,10	R 23 312,30	R 148 131,40	

APPLICANT INFORMATION	
Application Processed by:	Izaa Filles
Signature:	<i>Izaa Filles</i>
Notes:	

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed Intensity			Proposed Intensity	Development Change Scenario (VAT)						Total									
		Area (m2)	Unit Amount	Amount	Area (m2)	Unit Amount	Amount		Water	Sanitation	Solid Waste	Roads & Transport	Sub-total (incl. Eng Services)	Community										
Residential	Single Residential >100m2	du						0	R	-	R	-	R	-	R	-	R	-						
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R	-						
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R	-						
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R	-						
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R	-						
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R	-						
	Group Residential	du						0	R	-	R	-	R	-	R	-	R	-						
	Apartments	du						0	R	-	R	-	R	-	R	-	R	-						
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R	-						
	Old age home	du						0	R	-	R	-	R	-	R	-	R	-						
Student Accommodation/Community/Hotels	rooms				5			5	R	20 642.40	R	27 187.35	R	4 354.63	R	7 710.00	R	39 643.98	R	108 538.35	R	20 271.57	R	128 809.91
Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Connected Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Business	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Office	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Hospital/Clinical/Health Centres	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
University/College	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Recreational/Leisure	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Warehouse/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Storage Facilities	unit							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Other (Based on equivalent demands)	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Total Area:		0						0																
Total Area:								0																

Changes before adjusting for positive only, before Deductions		R	20 642.40	R	27 187.35	R	4 354.63	R	7 710.00	R	39 643.98	R	108 538.35	R	20 271.57	R	128 809.91
Changes adjusted for positive only, before Deductions		R	20 642.40	R	27 187.35	R	4 354.63	R	7 710.00	R	39 643.98	R	108 538.35	R	20 271.57	R	128 809.91
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Deduction Deduction (%)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Additional Deduction per service - from Service Agreement (sum)		R	20 642.40	R	27 187.35	R	4 354.63	R	7 710.00	R	39 643.98	R	108 538.35	R	20 271.57	R	128 809.91
Sole Total after Adjustments and Deductions (including VAT)		R	4 441.35	R	4 070.10	R	630.19	R	1 155.50	R	5 045.59	R	16 200.73	R	3 040.73	R	19 251.49
Total Development Charges		R	34 083.75	R	31 257.45	R	5 017.83	R	8 865.50	R	45 690.56	R	124 819.10	R	23 312.30	R	148 061.40



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2775 (IP) Eri 2455 & 2456 Stellenbosch (UJ-17299 TFR60-2024)
Development Name:	
Date:	14 May 2025
Financial Year:	2024/2025
Eri Location (Select from 7 Locations):	Stellenbosch Town
Eri Region (Select Urban or Rural):	Urban
Eri No. / Farm No.:	Eri 2455
DC Parameters Reference:	Motivation Report Smuts De Kock dated 16 July 2024

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	trip/day		persons		
Total Increased Services Usage:	0,9	0,75	0,02	0,075	6,25		5		
Total Services Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	0,90	0,75	0,02000	0,075	6,3		5		
Charges before adjusting for positive only, before Deductions	R 29 642,40	R 27 187,35	R 4 354,63	R 7 710,00	R 39 643,96	R 108 538,35	R 20 271,57	R 128 809,91	
Charges adjusted for positive only, before Deductions	R 29 642,40	R 27 187,35	R 4 354,63	R 7 710,00	R 39 643,96	R 108 538,35	R 20 271,57	R 128 809,91	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 29 642,40	R 27 187,35	R 4 354,63	R 7 710,00	R 39 643,96	R 108 538,35	R 20 271,57	R 128 809,91	
VAT:	R 4 446,98	R 4 076,10	R 653,18	R 1 156,50	R 5 946,58	R 18 290,75	R 3 040,73	R 19 321,49	
Total Development Charges Payable (including VAT):	R 34 089,76	R 31 263,45	R 5 007,83	R 8 866,50	R 45 590,56	R 124 819,10	R 23 312,30	R 148 131,40	

APPLICANT INFORMATION	
Application Processed by:	Itea Filles
Signature:	<i>AFILLIES</i>
Notes:	

Stellenbosch Town

Land Use Category				Proposed Use Category				Development Change Legislation (VAT)				Site Total (Cold Equi Services)		Community		Total	
Category	Unit Type	Existing Usage	Proposed Use Category	Proposed Use Category	Proposed Use Category	Proposed Use Category	Proposed Use Category	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Site Total (Cold Equi Services)	Site Total (Cold Equi Services)	Community	Community	Total	Total
Residential	Single Residential >1000m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R
	Group Residential	du						0	R	-	R	-	R	-	R	-	R
	Apartment	du						0	R	-	R	-	R	-	R	-	R
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R
	Old age home	du						0	R	-	R	-	R	-	R	-	R
Accommodation	Student Accommodation/Community Centre	rooms						0	R	-	R	-	R	-	R	-	R
	Guest House	rooms						0	R	-	R	-	R	-	R	-	R
	Converted Guest House	rooms						0	R	-	R	-	R	-	R	-	R
	Hotel/ Residential	rooms						0	R	-	R	-	R	-	R	-	R
Commercial	General Business	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Office	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Retail/Shop	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Restaurant	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Outdoor Function / Trade Area	parkings						0	R	-	R	-	R	-	R	-	R
	Conference Facility/Place of assembly	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Hospital/Clinical/Health Rooms	m2 GFA						0	R	-	R	-	R	-	R	-	R
	University/College	student						0	R	-	R	-	R	-	R	-	R
	School/Day Care	student						0	R	-	R	-	R	-	R	-	R
	Industrial - light	m2 GFA						0	R	-	R	-	R	-	R	-	R
Industrial	Industrial - heavy	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Warehousing/Light Manufacturing	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-	R
	Open Space/Natural Environment/Utility site	ha						0	R	-	R	-	R	-	R	-	R
Non demand	Roads and Parking	ha						0,0000	R	-	R	-	R	-	R	-	R
	To be calculated	ha						0,0000	R	-	R	-	R	-	R	-	R
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R
	Total Area:	0						Total Area:	0				Total Area:	0			Total Area:

Deduct				Deduct				Deduct				Deduct		Deduct		Deduct	
Category	Unit Type	Existing Usage	Proposed Use Category	Proposed Use Category	Proposed Use Category	Proposed Use Category	Proposed Use Category	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Site Total (Cold Equi Services)	Site Total (Cold Equi Services)	Community	Community	Total	Total
Residential	Single Residential >1000m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R
	Group Residential	du						0	R	-	R	-	R	-	R	-	R
	Apartment	du						0	R	-	R	-	R	-	R	-	R
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R
	Old age home	du						0	R	-	R	-	R	-	R	-	R
Accommodation	Student Accommodation/Community Centre	rooms						0	R	-	R	-	R	-	R	-	R
	Guest House	rooms						0	R	-	R	-	R	-	R	-	R
	Converted Guest House	rooms						0	R	-	R	-	R	-	R	-	R
	Hotel/ Residential	rooms						0	R	-	R	-	R	-	R	-	R
Commercial	General Business	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Office	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Retail/Shop	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Restaurant	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Outdoor Function / Trade Area	parkings						0	R	-	R	-	R	-	R	-	R
	Conference Facility/Place of assembly	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Hospital/Clinical/Health Rooms	m2 GFA						0	R	-	R	-	R	-	R	-	R
	University/College	student						0	R	-	R	-	R	-	R	-	R
	School/Day Care	student						0	R	-	R	-	R	-	R	-	R
	Industrial - light	m2 GFA						0	R	-	R	-	R	-	R	-	R
Industrial	Industrial - heavy	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Warehousing/Light Manufacturing	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-	R
	Open Space/Natural Environment/Utility site	ha						0	R	-	R	-	R	-	R	-	R
Non demand	Roads and Parking	ha						0,0000	R	-	R	-	R	-	R	-	R
	To be calculated	ha						0,0000	R	-	R	-	R	-	R	-	R
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R
	Total Area:	0						Total Area:	0				Total Area:	0			Total Area:

Stellenbosch Town

Land Use Category				Proposed Use Category				Development Change Legislation (VAT)				Site Total (Cold Equi Services)		Community		Total	
Category	Unit Type	Existing Usage	Proposed Use Category	Proposed Use Category	Proposed Use Category	Proposed Use Category	Proposed Use Category	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Development Change Legislation (VAT)	Site Total (Cold Equi Services)	Site Total (Cold Equi Services)	Community	Community	Total	Total
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	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R
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	Apartment	du						0	R	-	R	-	R	-	R	-	R
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R
	Old age home	du						0	R	-	R	-	R	-	R	-	R
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	Guest House	rooms						0	R	-	R	-	R	-	R	-	R
	Converted Guest House	rooms						0	R	-	R	-	R	-	R	-	R
	Hotel/ Residential	rooms						0	R	-	R	-	R	-	R	-	R
Commercial	General Business	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Office	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Retail/Shop	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Restaurant	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Outdoor Function / Trade Area	parkings						0	R	-	R	-	R	-	R	-	R
	Conference Facility/Place of assembly	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Hospital/Clinical/Health Rooms	m2 GFA						0	R	-	R	-	R	-	R	-	R
	University/College	student						0	R	-	R	-	R	-	R	-	R
	School/Day Care	student						0	R	-	R	-	R	-	R	-	R
	Industrial - light	m2 GFA						0	R	-	R	-	R	-	R	-	R
Industrial	Industrial - heavy	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Warehousing/Light Manufacturing	m2 GFA						0	R	-	R	-	R	-	R	-	R
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-	R
	Open Space/Natural Environment/Utility site	ha						0	R	-	R	-	R	-	R	-	R
Non demand	Roads and Parking	ha						0,0000	R	-	R	-	R	-	R	-	R
	To be calculated	ha						0,0000	R	-	R	-	R	-	R	-	R
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R
	Total Area:	0						Total Area:	0				Total Area:	0			Total Area:

Erf 2455 and 2456 Stellenbosch – LU/17296 – TP760/2024

. No Comment

1.

CONDITIONS:

2. If the current electricity supply is not adequate, an application for an increase in electricity supply must be submitted to Stellenbosch Municipality: Electrical Engineering Services.
 3. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:
 - Solar water Heating or Heat Pumps in Dwellings
 - Energy efficient lighting systems
 - Roof insulation with right R-value calculations .
 - In large building developments;
 - Control Air condition equipment tied to alternative efficiency systems
 - Preheat at least 50% of hotwater with alternative energy saving source
 - All hot water pipes to be clad with insulation with R-value of 1
 - Provide a professional engineer's certificate to proof that energy saving measures is not feasible.
 5. All electrical work to comply to SANS 142, SANS 104 XA, SANS 1307, SANS 10106, SANS10252-1 and SANS 10254, and Municipal By-Laws
 6. If connecting a generator for backup, the generator needs to comply to OHS Act SANS10142-1
-
4. Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages?

BRADLEY WILLIAMS



Date 30/8/2024