



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17241 - TP774/2024

Our File Reference Number: Erf 7592, Stellenbosch

Your Reference Number: 3252-P

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E

Sir / Madam

APPLICATION FOR A PERMISSION, DEPARTURES AND CONSENT USE: ERF 7592, STELLENBOSCH.

1. The above application refers.
2. The duly authorised decision hereby decides on the above application as follows:
3. That the application made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for a permission required in terms of the Stellenbosch Municipality Zoning Scheme By-Law 2015 to construct a new building on Erf 7592, Stellenbosch, located in the Urban Conservation Overlay Zone.
4. That the application made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a permanent departure to permit the following on Erf 7592, Stellenbosch:
 - 4.1 The encroachment of the Stellenbosch Urban Conservation Overlay Zone's height restriction of 10m to permit a 11.4m high building.
 - 4.2 The relaxation of the onsite parking requirements to permit the provision of 367 parking bays in lieu of the required 386 onsite bays.
 - 4.3 The relaxation of the second-floor building line along the western common boundary, from 6.0m to 4.5m.
5. That the application made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 7592, Stellenbosch, for a consent use to permit a liquor store.

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

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

- 6.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
- 6.2 The development be undertaken in accordance with the Site Development Plan for Erf 7592, Plan No 3671/A/1100, 1102, 1103, 1104, 1105, 3100, 4001, dated 2025-08-26, 2025-01-13, drawn by TV3 Architects & Town Planners, as attached as **ANNEXURE A**.
- 6.3 The conditions imposed by the Directorate Infrastructure Services: Civil Engineering Services in their memo dated 27 March 2025, attached as **ANNEXURE B**, be adhered to.
- 6.4 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.
- 6.5 Building plans be submitted for all work and which building plan(s) must be circulated to the Heritage Section, prior to the building plans being approved.
- 6.6 Building plans be generally in accordance with the Site Development Plan for Erf 7592, Plan No 3671/A/1100, 1102, 1103, 1104, 1105, 3100, 4001, dated 2025-08-26, 2025-01-13, drawn by TV3 Architects & Town Planners, as attached as **ANNEXURE A**.
- 6.7 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.

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

- 7.1 The overall impact of the proposal will not have a negative impact on the surrounding properties and land uses.

- 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

03.10.2025

DATE:

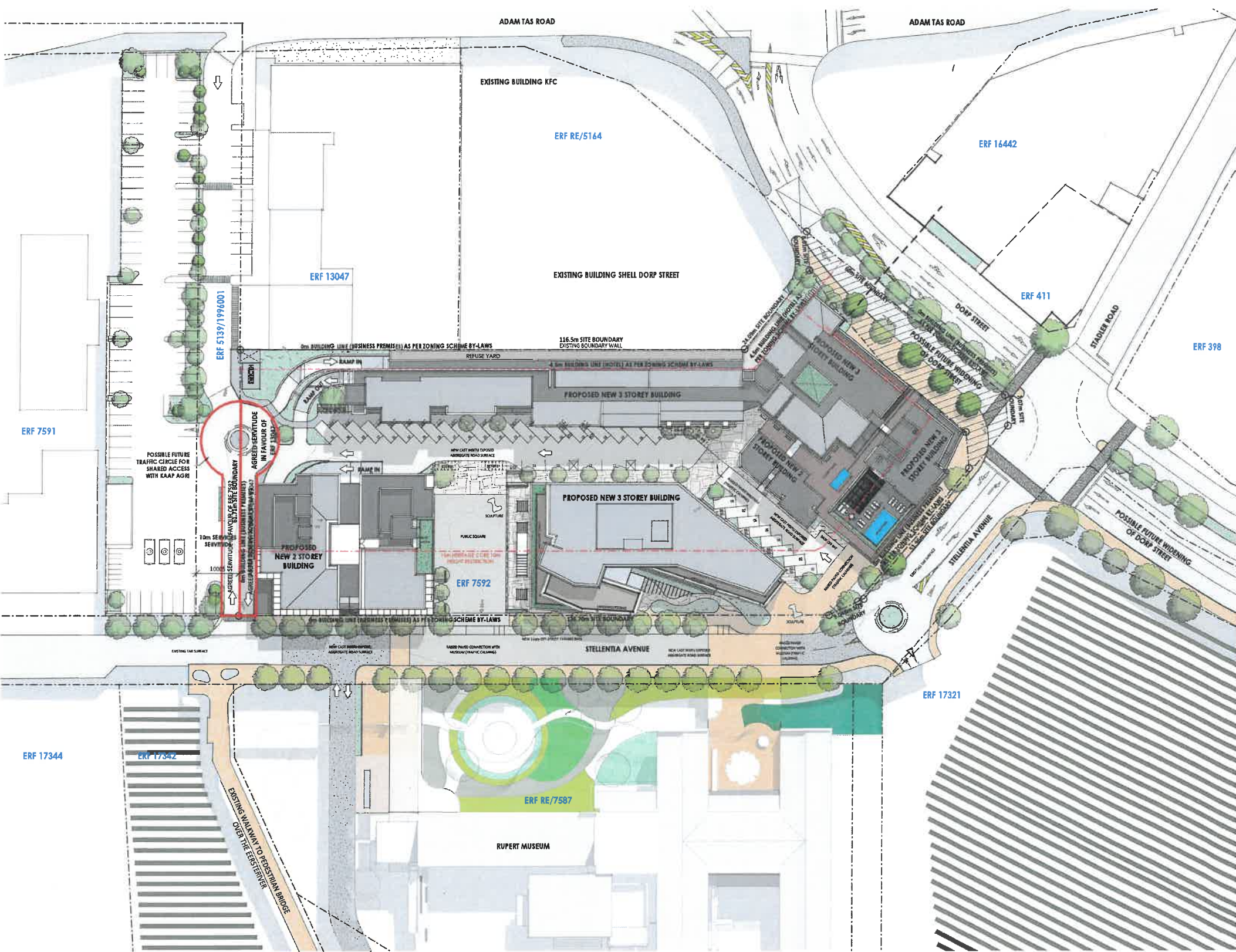


STELLENBOSCH

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ANNEXURE A



TYPICAL SITE DEVELOPMENT PLAN
SCALE: 1 : 500

VAN RIJN MEENT - DEVELOPMENT RULES

ERF: 7592, STELLENBOSCH		
ERF AREA: 10 675m ²		
	PERMISSIBLE	PROPOSED
ZONING:	MIXED-USE ZONE	MIXED-USE ZONE
BUILDING TYPE:	BUSINESS, OFFICES & HOTEL	BUSINESS, OFFICES & HOTEL
STREET BOUNDARY BUILDING LINE:	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m
COMMON BOUNDARY BUILDING LINE:	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m
COVERAGE:	GROUND FLOOR BUSINESS PREMISES = 85% HOTEL = 50% FIRST FLOOR BUSINESS PREMISES = 85% HOTEL = 50% SECOND FLOOR BUSINESS PREMISES = 85% HOTEL = 50%	GROUND FLOOR BUSINESS PREMISES = 37.43% (3996sqm) HOTEL = 1.88% (179sqm) FIRST FLOOR BUSINESS PREMISES = 20.27% (2164sqm) HOTEL = 22.09% (2358sqm) SECOND FLOOR BUSINESS PREMISES = 8.29% (885sqm) HOTEL = 16.67% (1780sqm)
HEIGHT:	6 STOREYS	3 STOREYS
FLOOR AREA:	RETAIL = 6/100sqm OFFICES = 4/100sqm HOTEL = 0.7 PER ROOM	RETAIL = 6/100sqm OFFICES = 4/100sqm HOTEL = 0.7 PER ROOM
PARKING:		

AREA SCHEDULE		
GROSS LEASABLE AREA:		10 649 m ²
RETAIL:	3 466 m ²	
OFFICES:	2 445 m ²	
HOTEL:	4 738 m ²	
PARKING:		
RETAIL:	6/100m ² (3466m ²)	208 BAYS
OFFICES:	4/100m ² (2445m ²)	98 BAYS
HOTEL:		
TOTAL ROOMS:	125 ROOMS	
REQUIREMENTS:	0.7 X 125 BEDS	87 BAYS
PARKING REQUIRED:		393 BAYS
TOTAL PARKING PROVIDED:		367 BAYS
BASMENT:		316.3 bays
VEHICLES	297	
MOTORCYCLES	56 / 4 per 1 bay = 14	
BICYCLES	32 / 6 per 1 bay = 5.3	
GROUND FLOOR:		50.3 bays
VEHICLES	36	
MOTORCYCLES	20 / 4 per 1 bay = 5	
BICYCLES	56 / 6 per 1 bay = 9.3	
TOTAL		
VEHICLES	333	
MOTORCYCLES	80 / 4 per 1 bay = 19	
BICYCLES	88 / 6 per 1 bay = 14.6	
PERCENTAGE OF PARKINGS CONVERTED TO MOTORCYCLE & BICYCLE PARKING BAYS - 34/367 = 9.3%		

ORIGINAL DOCUMENT DATE: March 2023		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
1	2025-08-26	Revised SDP

PROJECT DESCRIPTION:
**ERF 7592, Stellentia Avenue,
Stellenbosch**

PROJECT / CLIENT:
VAN RIJN MEENT

SITE DEVELOPMENT PLAN

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPALITY LAWS) MUST BE ADHERED TO.
CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES.
FOOTER DIMENSIONS AND LARGE SCALE DETAILS TAKEN FROM THE BUILDING SITE BEFORE WORK COMMENCES.
INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF VAN RIJN MEENT AND COPYRIGHT IS RESERVED.

DATE: 2025-08-26
DRAWN: A. GOUWS (PrArch 21429)
CHECKED: E. SWANEPOEL (PrArch 6256)
SIZE / SCALE: A1 / As indicated
DRAWING No: **3671/A/1100**
DESIGN



ORIGINAL DOCUMENT DATE: March 2023		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
1	2025-08-26	Revised SDP

PROJECT DESCRIPTION:
**ERF 7592, Stellinga Avenue,
Stellenbosch**

PROJECT / CLIENT:
VAN RIJN MEENT

DRAWING DESCRIPTION:
SDP GROUND FLOOR

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As-Built
ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO.
CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES.
PROVIDED DIMENSIONS AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER DIMENSIONS. REFER ANY AND ALL CONFLICTING
INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND USE OF THESE DRAWINGS IS THE
PROPERTY OF THE ARCHITECT AND CONSULTANTS AND COPYRIGHT IS RESERVED.

DATE:	2025-08-26
DRAWN:	A. GOUWS (PrArch 21429)
CHECKED:	E. SWANEPOEL (PrArch 6256)
SIZE / SCALE:	A1 / 1 : 250
DRAWING NO:	3671/A/1102
REV	
	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12

DESIGN



 **TYPICAL SECOND FLOOR PLAN**
SCALE: 1 : 250

ORIGINAL DOCUMENT DATE: March 2023			
DOCUMENT VARIATIONS REGISTER:			
NO	DATE	DESCRIPTION	
1	2025-08-26	Revised SDP	

PROJECT DESCRIPTION:
**ERF 7592, Stellantia Avenue,
Stellenbosch**

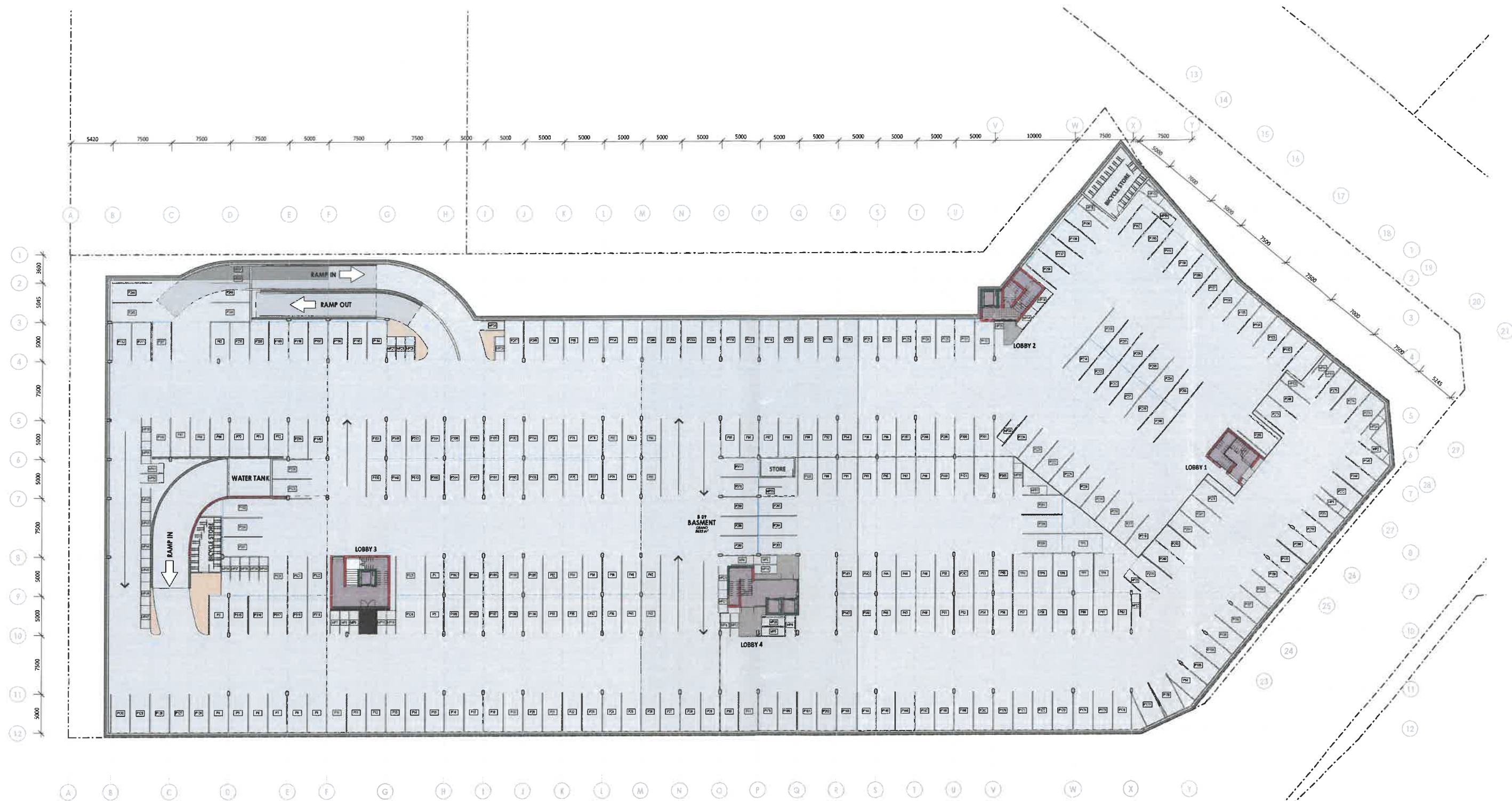
PROJECT / CLIENT:
VAN RIJN MEENT

DRAWING DESCRIPTION:
SDP SECOND FLOOR

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL, PROVINCIAL, MUNICIPAL, LOCAL) AND BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. REQUIRED DIMENSIONS AND JAMBES SCALE DETAILS MUST BE PROVIDED OVER SCALED DIMENSIONS. REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF THE ARCHITECT AND CONSULTANTS AND COPYRIGHT RESERVED.

DATE:	2025-08-26
DRAWN:	A. GOUWS (PrArch 21429)
CHECKED:	E. SWANEPOEL (PrArch 6256)
SIZE / SCALE:	A1 / 1 : 250
DRAWING NO:	3671/A/1104
REV	
	DESIGN



TYPICAL BASEMENT PLAN
SCALE: 1 : 250

ORIGINAL DOCUMENT DATE:		March 2023
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
-	2024-06-11	Issued for Municipal Approval
A	2025-01-13	Revised Municipal Submission

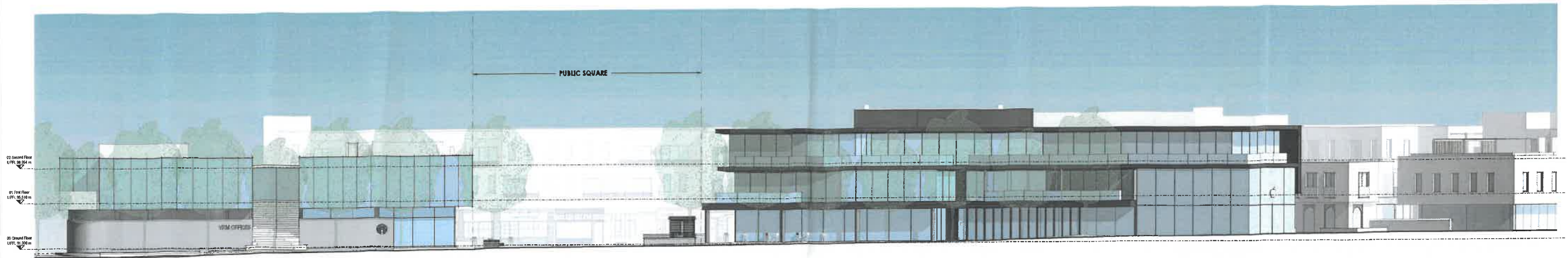
PROJECT DESCRIPTION:
**ERF 7592, Stellenfia Avenue,
Stellenbosch**

PROJECT / CLIENT:
VAN RIJN MEENT

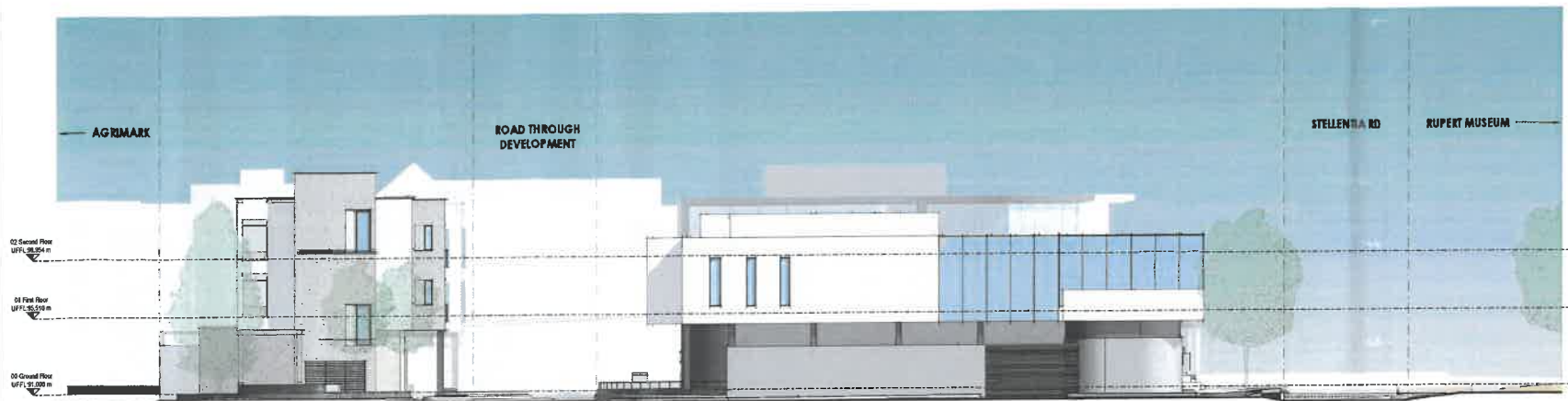
DRAWING DESCRIPTION:
SDP BASEMENT

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE FOLLOWED TO THE LETTER. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. FINISHED DIMENSIONS AND LARGES SCALE DETAILS TAKE PRECEDENCE OVER SMALLER DIMENSIONS - REFER ANY AND ALL CORRECTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF THE ARCHITECT AND DOWNLOADER AND COPYRIGHT IS RESERVED.

DATE: 2025-01-13
DRAWN: A. GOUWS (PrArch 21429)
CHECKED: E. SWANEPOEL (PrArch 6256)
SIZE / SCALE: A1 / 1 : 250
DRAWING No: **3671/A/1105**
DESIGN



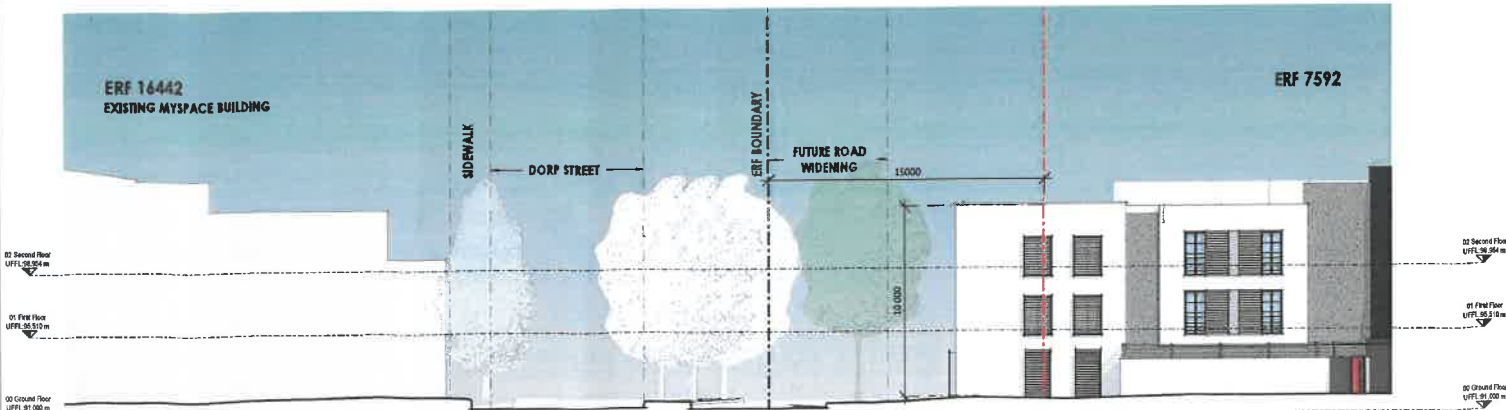
TYPICAL SOUTH EAST ELEVATION (STELLENTIA ROAD)
SCALE: 1 : 200



TYPICAL SOUTH WEST ELEVATION (KAAP AGRI)
SCALE: 1 : 200



TYPICAL NORTH ELEVATION (DORP STREET)
SCALE: 1 : 200



TYPICAL WEST ELEVATION (PINCHED GATEWAY)
SCALE: 1 : 200



TYPICAL EAST ELEVATION (STELLENTIA ROAD)
SCALE: 1 : 200

ORIGINAL DOCUMENT DATE: March 2023			
DOCUMENT VARIATIONS REGISTER:			
NO	DATE	DESCRIPTION	
1	2025-08-26	Revised SDP	

PROJECT DESCRIPTION:
**ERF 7592, Stellantia Avenue,
Stellenbosch**

PROJECT / CLIENT:
VAN RIJN MEENT

DRAWING DESCRIPTION:
SDP ELEVATIONS

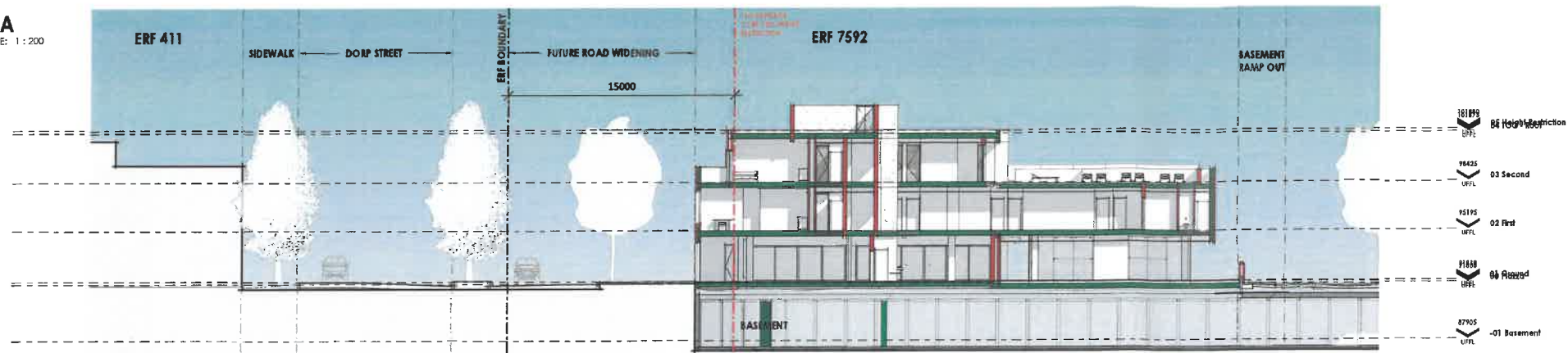
DRAWING STATUS CODES:
• E: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

NOTES:
• ALL DRAWINGS AND VERTICAL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES.
• DIMENSIONS AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL DIMENSIONS - REFER ANY AND ALL CONFLICTING
• TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE
• OF THE ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 2025-08-26
DRAWN: E. STEENBERG (CANT72860433)
CHECKED: E. SWANEPOEL (PArch 6256)
SIZE / SCALE: A1 / 1 : 200
DRAWING No: **3671/A/3100**
DESIGN

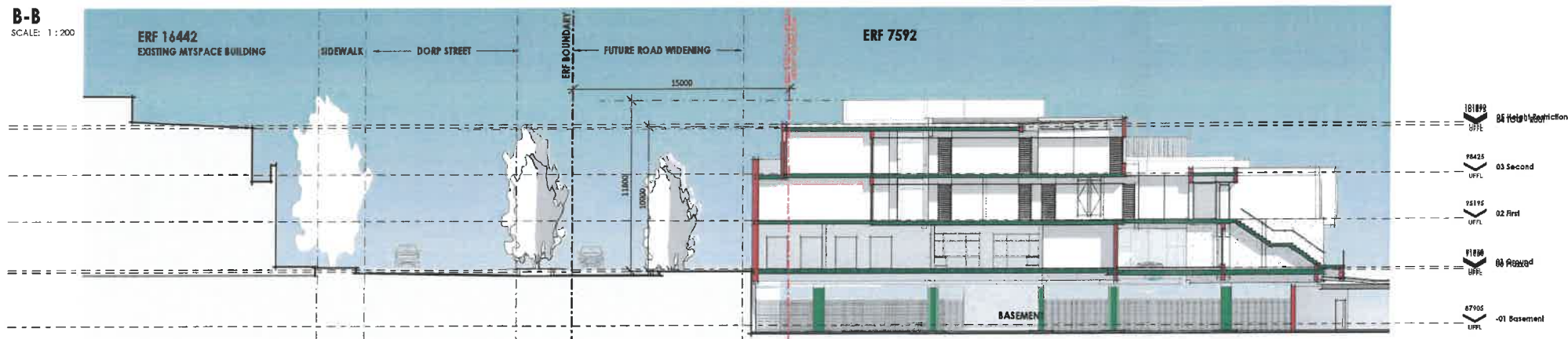
A-A

SCALE: 1:200



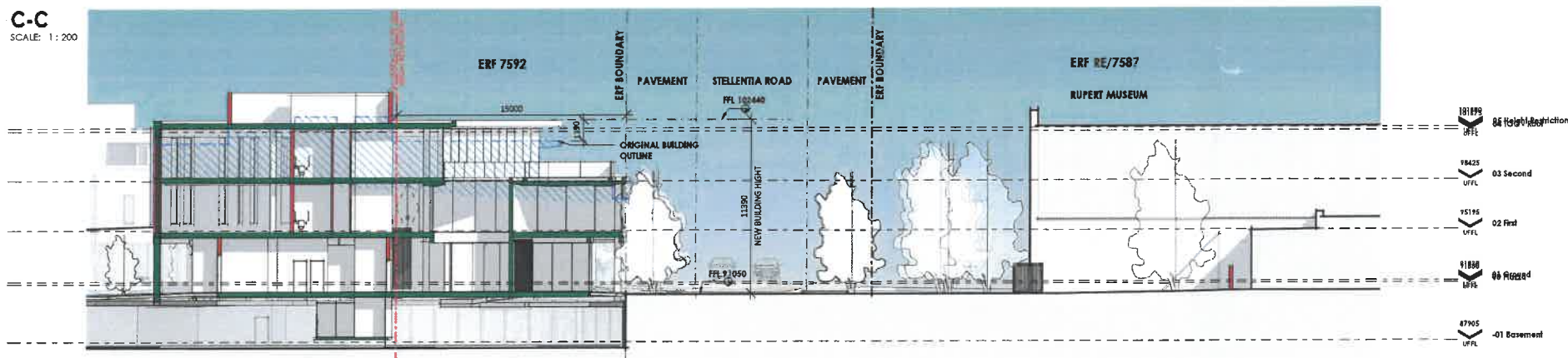
B-B

SCALE: 1:200



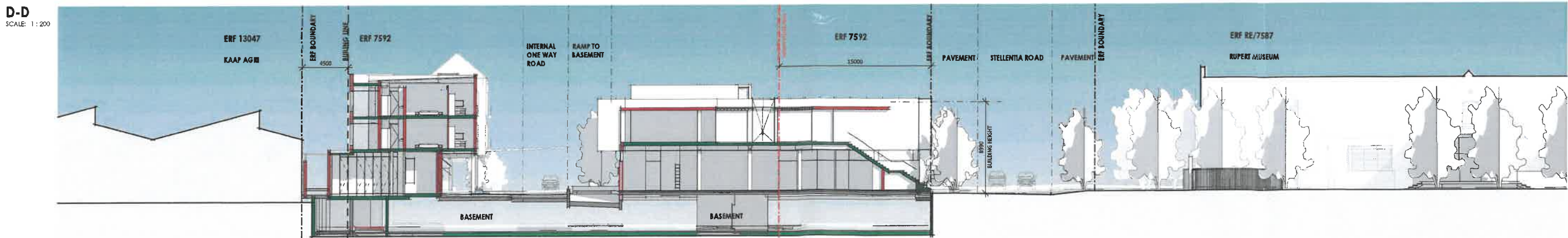
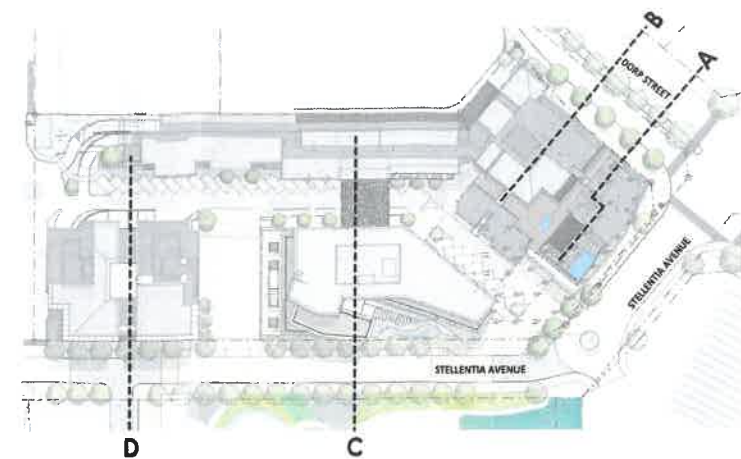
C-C

SCALE: 1:200



D-D

SCALE: 1:200



KEY PLAN

SCALE: 1:1000

ORIGINAL DOCUMENT DATE: March 2023			
DOCUMENT VARIATIONS REGISTER:			
NO	DATE	DESCRIPTION	
1	2025-08-26	Revised SDP	

PROJECT DESCRIPTION:
**ERF 7592, Stellenbosch Avenue,
 Stellenbosch**

PROJECT / CLIENT:
VAN RIJN MEENT

SDP SECTIONS

DRAWING STATUS CODES:
 A: Approved for Construction
 B: Approved for Construction
 C: Approved for Construction
 D: Approved for Construction
 E: Approved for Construction
 F: Approved for Construction
 G: Approved for Construction
 H: Approved for Construction
 I: Approved for Construction
 J: Approved for Construction
 K: Approved for Construction
 L: Approved for Construction
 M: Approved for Construction
 N: Approved for Construction
 O: Approved for Construction
 P: Approved for Construction
 Q: Approved for Construction
 R: Approved for Construction
 S: Approved for Construction
 T: Approved for Construction
 U: Approved for Construction
 V: Approved for Construction
 W: Approved for Construction
 X: Approved for Construction
 Y: Approved for Construction
 Z: Approved for Construction

DATE: 2025-08-26
 DRAWN: Author
 CHECKED: E. SWANEPOEL (PrArch 6256)
 SIZE / SCALE: A1 / As indicated
 DRAWING No: **3671/A/4001**
DESIGN



STELLENBOSCH
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ANNEXURE B



STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTEUR: 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:	3 March 2025
Our Ref ▫ Ons Verw:	Civil LU 2768
Town Planning Ref:	LU/17241 – TP774/2024
Re ▫ Insake:	Erf 7592, Stellenbosch: 1. Application for permanent departure in terms of section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to permit the following: on-site parking bays to be 367 parking bays in lieu of 386 parking bays. height of the proposed building to be 11.4m high in lieu of 10m within the Stellenbosch Conservation Overlay Zone. western common building line (on 2nd floor) to be 4.5m in lieu of 6m.2. Application for consent use in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to allow a liquor store on Erf 7592, Stellenbosch. 3. Application for the approval of a Site Development Plan on Erf 7592, Stellenbosch.

This Memo supersedes the Memo dated 26 Nov 2024, and reflects the agreement reached with regards to the status of the servitude to be registered over Erf 17344 and Erf 7588.

The following engineering documents were evaluated as part of this application:

- Civil engineering services report by BSI Consult dated November 2024 Rev 5
- TIS by UDS Africa dated 14 June 2024
- Site Development Plan Drawing No 3671/A/1100 by TV3 dated 2024-06-11

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions: These conditions must be complied with prior to an Occupation Certificate, unless otherwise stated below.

1. Water

1.1 The following upgrades must be installed (see **Annexure: Water**):

1.1.1 Item 1 – 160mm diameter water pipeline

The cost hereof will be for the Developer

1.2 A bulk water meter conforming to the specifications of the Directorate: Infrastructure Services must be installed, the municipal account for the said meter must be activated and the consumer deposit must be paid.

2. Sewer

2.1 There is sufficient capacity in the bulk sewer network, the development can connect to the existing 300mm diameter pipe along the south-west site boundary as incated on **Annexure: Services**.

3. Roads

3.1 The following upgrades must be installed:

- 3.1.1 Dualling of Lower Dorp Street, upgrades to Adam Tas/Dorp Street and R44 / Dorp Street intersections, as generally indicated on **Annexure: Roads**.

The cost hereof can be offset from DCs but any shortfall must be covered by the Developer.

- 3.2 Any conditions stated by the Provincial Roads Engineer must be complied with.

4. Stormwater

- 4.1 The difference between the pre-and post-development run-off must be attenuated and it has been agreed that the stormwater can be attenuated off-site as motivated in the engineering services report.

The following upgrades must be installed (**see Annexure: SW**):

- 4.1.1 Attenuation facility in the western corner of Remainder Erf 7588, and all associated stormwater infrastructure. All associated servitudes must be registered. The servitude registration must incorporate the following:

"A servitude be registered over Erf 17344 Stellenbosch and Remainder Erf 7588 Stellenbosch ("the servient properties") obligating the registered owner(s) of the servient properties to accept the flow of possible floodwater from Remainder Erf 17321 Stellenbosch and Remainder Erf 7592 Stellenbosch ("the dominant properties") as well as surface run-off from Stellantia Avenue, over a 4 metre wide servitude area along the northern boundaries of the servient properties ("the servitude area") into the attenuation dam.

The servitude will determine that the owner(s) of the servient tenements may not erect any permanent buildings or structures within the servitude area to ensure that floodwater can flow unobstructed along the designated route into the attenuation dam.

The registered owners of the dominant properties from time to time shall be responsible for any maintenance and/or repairs of the servitude area".

The cost hereof will be for the Developer.

- 4.2 The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before Occupation Certificate. All earthworks and trimming and shaping of the pond must also be completed. See **Annexure:SW** for conceptual layout of pond – details must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction.

5. Solid Waste

- 5.1 The applicant has indicated that a private waste removal service will be used to collect solid waste. Should the Municipality be required to provide this service in future, for whatever reason, then any modifications to the roads and other infrastructure required to accommodate the municipal refuse trucks, will be for the developers cost.
- 5.2 Please note that for any residential development, the municipality must be the waste removal service provider according to the municipal waste management by-law.

6. Installation of Engineering Services

- 6.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 6.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction.

7. Development Charges (DCs)

- 7.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.

- 7.2 A DCs estimate is provided in **Annexure DC**. This calculation is provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.
- 7.3 Where DCs are identified above as a potential funding source for bulk services, the Developer must enter into a DCs Agreement with the Municipality to install or upgrade bulk municipal services, to be off-set against the DCs payable. Any work done prior to such an agreement will be at the Developer's own risk. This DCs Agreement must be concluded before building plans will be approved.

8. As - Builts

- 8.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

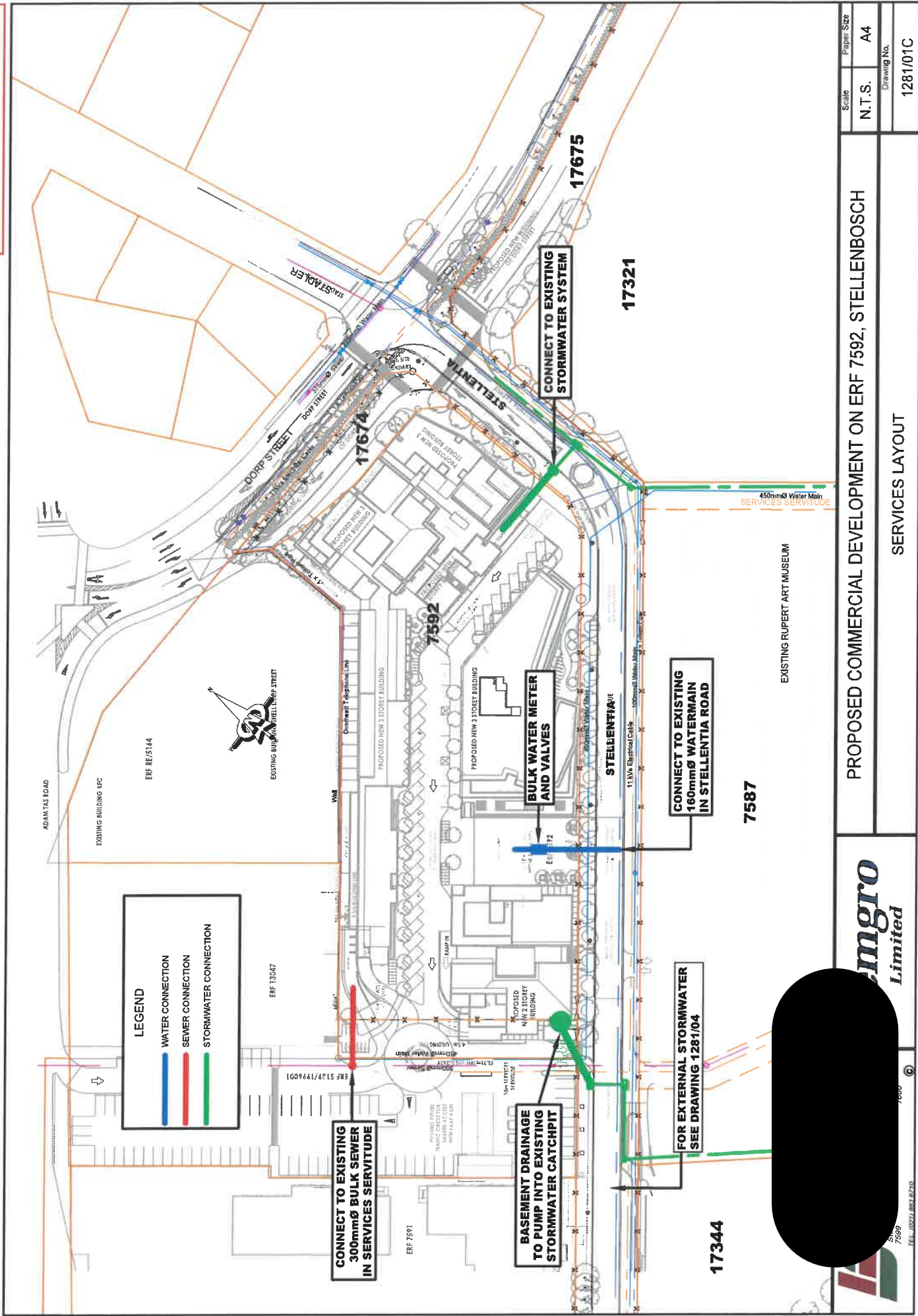
<u>General Conditions</u>

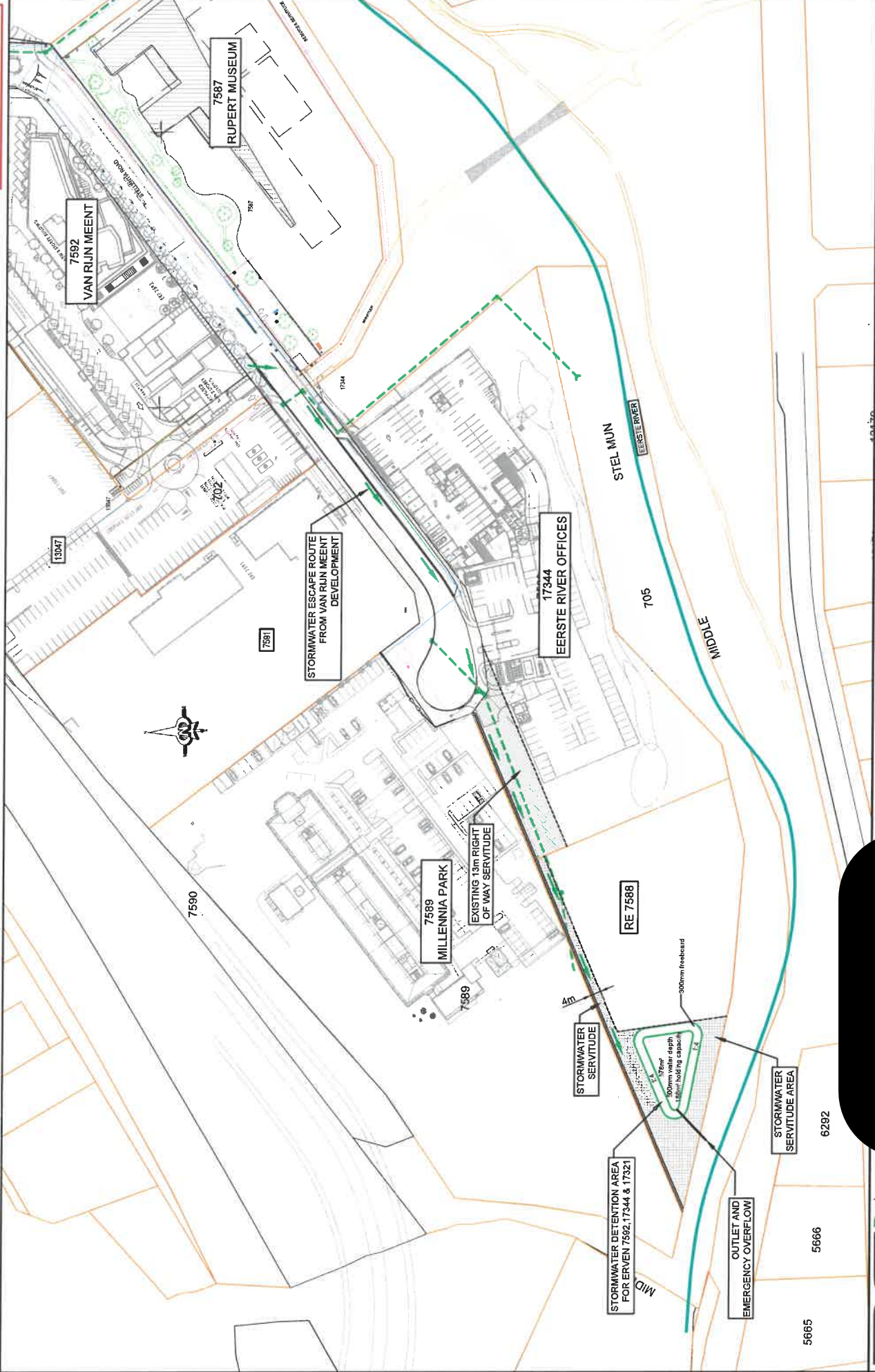
9. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
10. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
11. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association or the Municipality.
12. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.



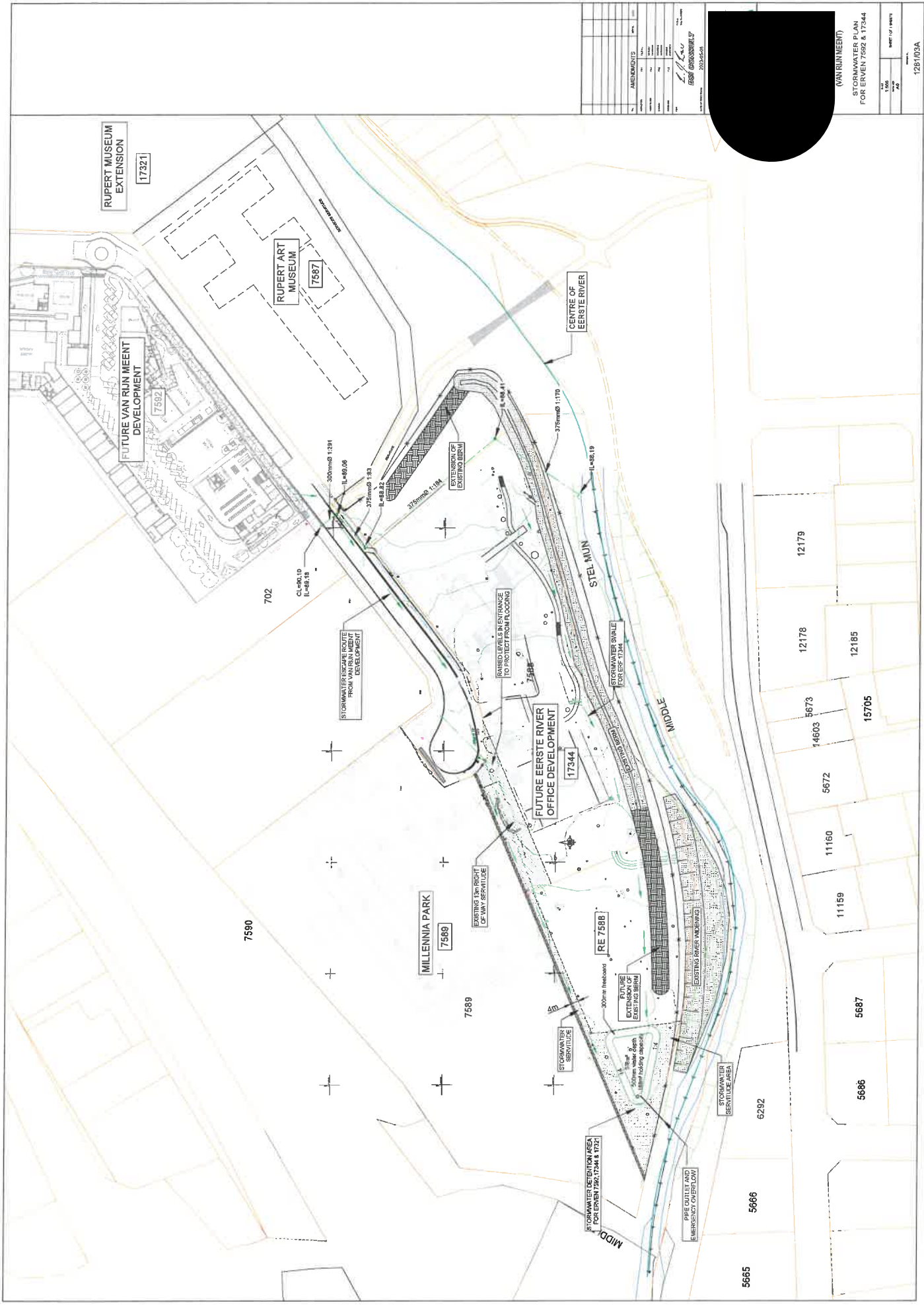
Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2768 (TK) Erf 7592 Stellenbosch (LU-17241 TP774-2024)\2768 Erf 7592 Stellenbosch (LU-17241 TP774-2024)_2 (servitude wording).doc





PROPOSED COMMERCIAL DEVELOPMENT ON ERF 7592, STELLENBOSCH		Scale	Paper Size
		N.T.S.	A4
SERVICES LAYOUT - EXTERNAL STORMWATER		Drawing No.	
		1281/04B	



REVISIONS		DATE	BY	CHK
1	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
2	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
3	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
4	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
5	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
6	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
7	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
8	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
9	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05
10	AMENDMENTS	2023-05-05	2023-05-05	2023-05-05

(VAN RIJN MEENT)
STORMWATER PLAN
FOR ERVEN 7592 & 17344

126103A

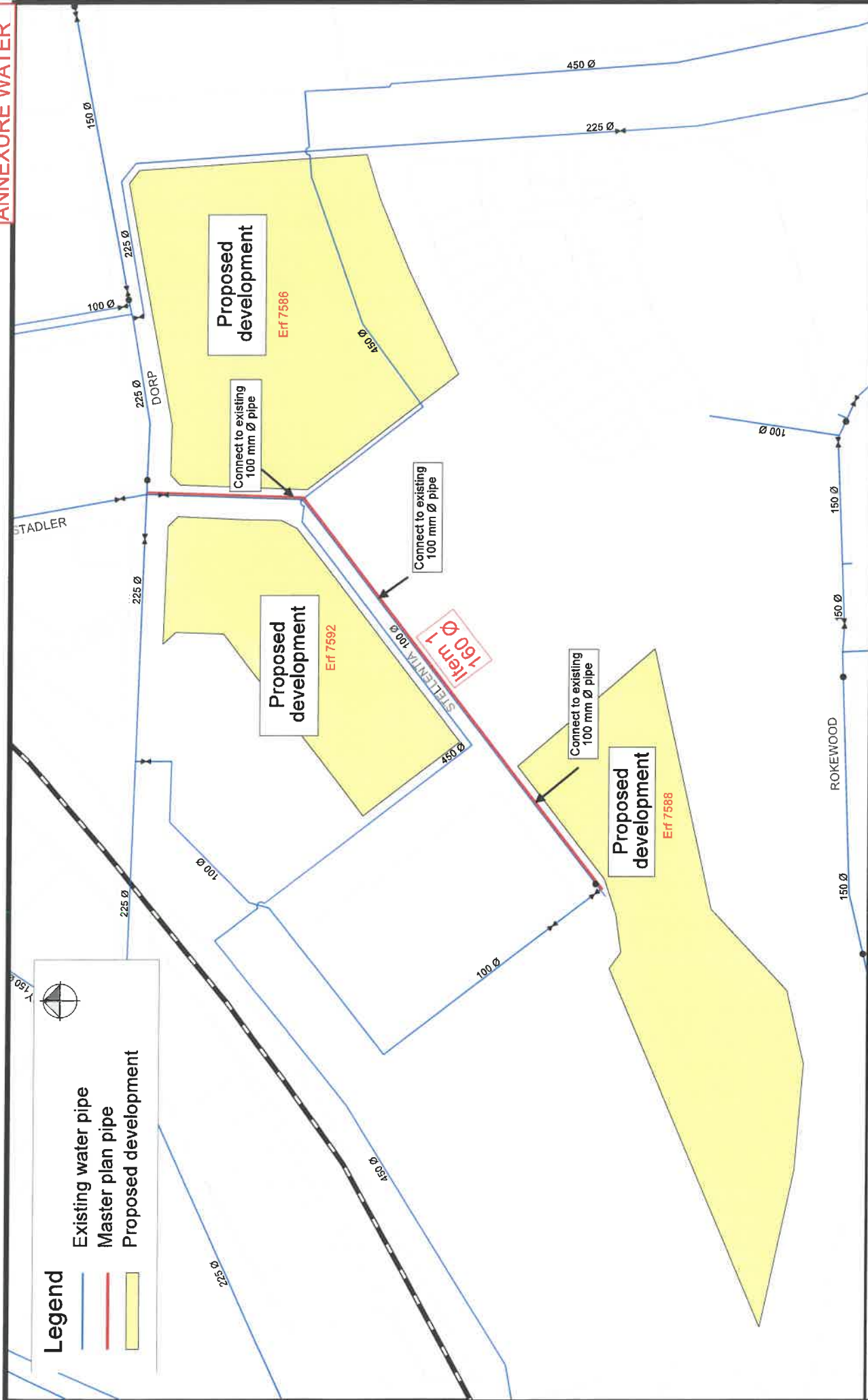


Figure 1

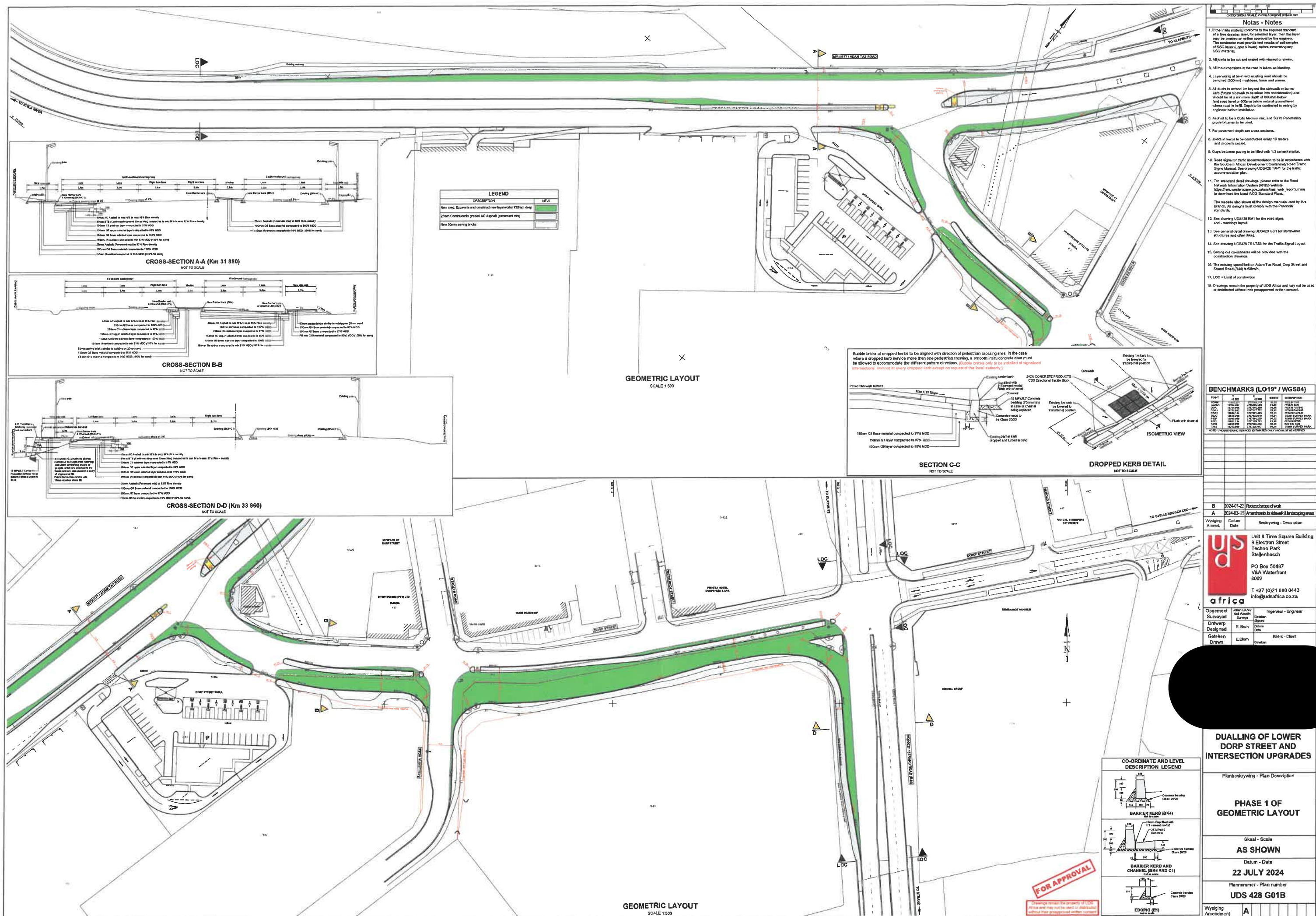
Proposed development
Erven 7586, 7588 & 7592
Existing water system



February 2016

Development of erven 7586, 7588 & 7592 - Stellenbosch







Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2768 () Erf 7592 Stellenbosch (LU-17241 TP774-2024)_1
Development Name:	Remgro
Date:	26 November 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	7592
DC Parameters Reference:	Site Development Plan Drawing No 3671/A/1100 by TV3 dated 2024-06-11

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:	50.388	42.527	1.3583	3.0194	1293.625		182.22	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	50.39	42.53	1.35830	3.019	1293.6		182	
Charges before adjusting for positive only, before Deductions	R 1 659 579.18	R 1 541 595.34	R 295 744.84	R 310 394.35	R 8 830 913.32	R 12 638 227.03	R 609 861.30	R 13 248 088.33
Charges adjusted for positive only, before Deductions	R 1 659 579.18	R 1 541 595.34	R 295 744.84	R 310 394.35	R 8 830 913.32	R 12 638 227.03	R 609 861.30	R 13 248 088.33
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 1 659 579.18	R 1 541 595.34	R 295 744.84	R 310 394.35	R 8 830 913.32	R 12 638 227.03	R 609 861.30	R 13 248 088.33
VAT:	R 248 936.88	R 231 239.30	R 44 361.73	R 46 559.15	R 1 324 637.00	R 1 895 734.05	R 91 479.20	R 1 987 213.25
Total Development Charges Payable (including VAT):	R 1 908 516.05	R 1 772 834.65	R 340 106.57	R 356 953.50	R 10 155 550.31	R 14 533 961.08	R 701 340.50	R 15 235 301.58

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	
Notes:	Estimate. Final DC to be calculated when BPs submitted.

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)															
										Water		Sewer		Stormwater		Solid Waste		Roads & Transport		Sub Total (Civil Eng Services)	Community	Total			
										Yes		Yes		Yes		Yes		Yes			Yes				
Residential	Single Residential >1000m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Single Residential >500m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Second Dwelling	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Less Formal Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Group Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Apartments	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Retirement Village	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Old age home	du							0	R	-	R	-	R	-	R	-	R	-	R	-				
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Converted Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Hotel, Residential	rooms					125		125	R	905 740.00	R	815 620.55	R	108 865.80	R	192 750.02	R	2 576 857.69	R	4 599 834.07	R	506 789.13	R	5 106 623.19
Commercial	General Business	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Office	m2 GLA					2235		2235	R	294 447.84	R	283 564.08	R	72 994.52	R	45 951.60	R	1 338 908.82	R	2 035 866.87	R	40 259.75	R	2 076 126.62
	Retail/Shop	m2 GLA					3487		3487	R	459 391.33	R	442 410.71	R	113 884.52	R	71 692.73	R	4 915 146.81	R	6 002 526.09	R	62 812.42	R	6 065 338.51
	Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	University/College	student							0	R	-	R	-	R	-	R	-	R	-	R	-				
	School/Day Care	student							0	R	-	R	-	R	-	R	-	R	-	R	-				
Industrial	Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Warehousing/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Storage Facilities	unit							0	R	-	R	-	R	-	R	-	R	-	R	-				
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-				
	Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-				
Other	To be calculated	n/a							0.0000	R	-	R	-	R	-	R	-	R	-	R	-				
	(Based on equivalent demands)	n/a							0	R	-	R	-	R	-	R	-	R	-	R	-				
		Total Area:	0		Total Area:	0																			

Deduct	Charges before adjusting for positive only, before Deductions									R	1 659 579.18	R	1 541 595.34	R	295 744.84	R	310 394.35	R	8 830 913.32	R	12 638 227.03	R	609 861.30	R	13 248 088.33
	Charges adjusted for positive only, before Deductions									R	1 659 579.18	R	1 541 595.34	R	295 744.84	R	310 394.35	R	8 830 913.32	R	12 638 227.03	R	609 861.30	R	13 248 088.33
	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	-	R	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)									R	1 659 579.18	R	1 541 595.34	R	295 744.84	R	310 394.35	R	8 830 913.32	R	12 638 227.03	R	609 861.30	R	13 248 088.33
	VAT									R	248 936.88	R	231 239.30	R	44 361.73	R	46 559.15	R	1 324 637.00	R	1 895 734.05	R	91 479.20	R	1 987 213.25
	Total Development Charges									R	1 908 516.05	R	1 772 834.65	R	340 106.57	R	356 953.50	R	10 155 550.31	R	14 533 961.08	R	701 340.50	R	15 235 301.58