



Application Number: LU/17626 (TP881/2024)

Our File Reference Number: Erf 1150, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE : ERF 1150, 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 application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 1150, Stellenbosch for:
 - 2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw in order to utilize the second dwelling unit as guesthouse.
 - 2.1.2 **Departure** in terms of section 15 (2) (b) of the said bylaw for under provision of parking for the provision of tandem parking of three (3) parking bays.

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

3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 3.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- 3.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3. The development be implemented in accordance with the Site Development Plan, referenced as drawing No: 26/05/2025/01, drawn by: TG, dated 2025/05/26.
- 3.4. The guest house be limited to **four (4) bedrooms** and a maximum of 08 paying guests or lodgers shall be permitted at any one time.
- 3.5. The garden area in front of the historical house must be retained in full to align with the character of other historical houses in the street.
- 3.6. A permit from Heritage Western Cape (HWC) be obtained before building plan approval submission.
- 3.7. Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 3.8. 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.
- 3.9. The land use 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 (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 4.2 The proposal is in line with the existing land use of the property and should blend in with the surrounding existing land uses.

5. Matters to be noted:

5.1 Should, after following due process –

- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,
- b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or,
- c) The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

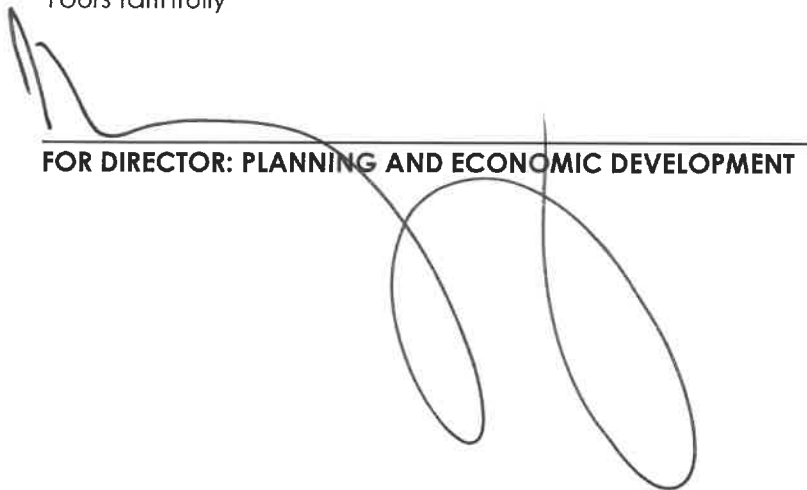
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

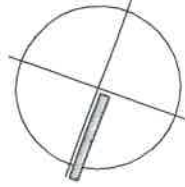


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/6/2025

DATE

ANNEXURE A
LOCALITY &
SITE DEVELOPMENT PLAN



Existing Boundary Wall
27.74m

New Pergola Structure

2000mm Building Line

Existing Pool

R/C Roof Slab
as per Eng.

Existing House

Existing House

Parking 1

Parking 2

Parking 3

Parking 4

Parking 5

Parking 6

Parking 7

ERF #10

2.5m Steel Sliding Gate

1.6m Steel Gate

1800mm
Screen Wall

VEHICULAR ACCESS
NO STREET FURNITURE AFFECTED

27.74m

Existing Boundary Wall

LOUW STREET

ROOF PLAN
SCALE 1:100

Drawn:

Moller Argente

- Pr Arch 21410

PROJECT DESCRIPTION:

Erf 1150 10 Louw Street Stellenbosch

DRAWING DESCRIPTION:

ROOF PLAN/ SDP

DATE: 2025/05/26 16:20:54

DRAWN: TG

CHECKED: HM

SCALE: 1 : 100

DRAWING No.: 26/05/2025/01

DRAWING STATUS

SITE PLAN

ANNEXURE B
INTERNAL DEPARTMENT COMMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Kurt Titus
Date ▫ Datum: 11 December 2024
Our Ref ▫ Ons Verw: Civil LU 2822
Town Planning Ref: LU/17626
Re ▫ Insake: Erf 1150, Stellenbosch: An application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 1150 Stellenbosch for: Consent Use in terms of Section 15 (2) (o) of the said bylaw in order to convert the existing 4-bedroom dwelling unit to guest house.

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

1. Development Charges (DCs)

1.1 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.

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

- 1.3 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

K Titus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\Templates and Guidelines\01 Land Use approval conditions\Short and simple Memo rev 4 (04 Nov 24).doc

KT

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage Amount	Development Charge Levied (incl VAT)				Sub Total (Civil Eng Services)	Community	Total
		Area m ²	Unit Amount	Area m ²	Unit Amount		Volant	Sewer	Stormwater	Solid Waste	Roads & Transport		
Residential	Single Residential >1000m ²					0	R	R	No	R	Yes	R	R
	Single Residential >500m ²					0	R	R	R	R	-	R	R
	Single Residential >250m ²					0	R	R	R	R	-	R	R
	Single Residential <250m ²					0	R	R	R	R	-	R	R
	Second Dwelling					0	R	R	R	R	-	R	R
	Large Formal Residential					0	R	R	R	R	-	R	R
	Group Residential					0	R	R	R	R	-	R	R
	Apartments					0	R	R	R	R	-	R	R
	Retirement Village					0	R	R	R	R	-	R	R
	Old age home					0	R	R	R	R	-	R	R
Accommodation	Student Accommodation/Communal/Hostels					0	R	R	R	R	-	R	R
	Guest House					0	R	R	R	R	-	R	R
	Converted Guest House			2		2	R	14 481.84	R	3 084.00	R	38 058.21	R 8 108.83
	Hotel, Residential					0	R	R	R	R	-	R	R
Commercial	General Business					0	R	R	R	R	-	R	R
	Office					0	R	R	R	R	-	R	R
	Retail/Shop					0	R	R	R	R	-	R	R
	Restaurant					0	R	R	R	R	-	R	R
	Outdoor Function / Picnic Area					0	R	R	R	R	-	R	R
	Conference Facility/Place of assembly					0	R	R	R	R	-	R	R
	Hospital/Clinic/Medical Rooms					0	R	R	R	R	-	R	R
	University/College					0	R	R	R	R	-	R	R
	School/Day Care					0	R	R	R	R	-	R	R
	Industrial - light					0	R	R	R	R	-	R	R
Industrial	m2 GLA					0	R	R	R	R	-	R	R
	m2 GLA					0	R	R	R	R	-	R	R
	m2 GLA					0	R	R	R	R	-	R	R
	m2 GLA					0	R	R	R	R	-	R	R
Non demand	Open Space/Natural Environment/Utility Site					0	R	R	R	R	-	R	R
	Roads and Parking					0	R	R	R	R	-	R	R
Other	To be calculated					0.0000	R	R	R	R	-	R	R
	(Based on equivalent demands)					0.0000	R	R	R	R	-	R	R
Total Area:		0				0	Total Area:						-

Charges before adjusting for positive only, before Deductions

Charges adjusted for positive only, before Deductions

Deductions per service (from usage reductions)

Discount Deduction (%)

Additional Deduction per service - from Service Agreement (sum)

VAT

Total Development Charges

Percentage: 0.00%

R	14 481.84	R	13 048.83	R	-	R	3 084.00	R	38 058.21	R	68 683.88	R	8 108.83	R	76 792.60
R	14 481.84	R	13 048.83	R	-	R	3 084.00	R	38 058.21	R	68 683.88	R	8 108.83	R	76 792.60
R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
R	14 481.84	R	13 048.83	R	-	R	3 084.00	R	38 058.21	R	68 683.88	R	8 108.83	R	76 792.60
R	2 173.78	R	1 957.49	R	-	R	462.80	R	5 708.73	R	10 302.60	R	1 218.28	R	11 518.88
R	16 655.52	R	15 007.42	R	-	R	3 546.80	R	43 765.94	R	78 986.57	R	9 324.92	R	88 311.49
Total Development Charges															

OK



Stellenbosch Municipality
Development Charge Calculation



Application Number:		LU 2822	
Development Name:		APPLICATION INFORMATION	
Date:		11 December 2024	
Financial Year:		2024/2025	
Erf Location (Select from 7 Locations):		Stellenbosch Town	
Erf Region (Select Urban or Rural):		Urban	
Erf No. / Farm No.:		1150	
DC Parameters Reference:		DC Estimate_TV3 motivation Report_ Ref:4022-P_ 16 September 2024_ Page 2 _ by Clifford Heys	

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	lt/week	trips/day		persons		
Total Increased Services Usage:	0.44	0.36	0.008	0.03	6		2		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	0.44	0.36	0.00800	0.030	6.0		2		
Charges before adjusting for positive only, before Deductions	R 14 491.84	R 13 049.93	-	R 3 084.00	R 38 058.21	R 68 683.98	R 8 108.63	R 76 792.60	
Charges adjusted for positive only, before Deductions	R 14 491.84	R 13 049.93	-	R 3 084.00	R 38 058.21	R 68 683.98	R 8 108.63	R 76 792.60	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 14 491.84	R 13 049.93	R -	R 3 084.00	R 38 058.21	R 68 683.98	R 8 108.63	R 76 792.60	
VAT:	R 2 173.78	R 1 957.49	R -	R 462.60	R 5 708.73	R 10 302.60	R 1 216.29	R 11 518.89	
Total Development Charges Payable (including VAT):	R 16 665.62	R 15 007.42	R -	R 3 546.60	R 43 766.94	R 78 986.57	R 9 324.92	R 88 311.49	

APPLICATION INFORMATION	
Application Processed by:	Kurt Titus
Signature:	Ktitus
Notes:	Credit for the first three bedrooms as per the DC policy.

OK

34

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

31 JAN 2025

RECEIVED

Erf 1150 (LU/17626

1. No Objection

CONDITIONS:

2. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.
3. All electrical work to comply with SANS142 and Municipal electrical by-laws

Bradley Williams

Date.....29/1/2025.....



Signature

FILE NR:	OUTGOING POST
Erf 1150 S	
SCAN NR:	
COLLABORATOR NR:	780068