



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17066 (TP654/2024)

Our File Reference Number: Erf 377, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE AND SUBDIVISION ON ERF 377 FRANSCHHOEK

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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 377, Le Roux for:

2.1.1 **Subdivision** of Erf 377 in terms of Section 15 (2) (d) of the said By-law, into;

- i. Portion A ($\pm 253 \text{ m}^2$ in extent)
- ii. Remainder of Erf 377 ($\pm 691 \text{ m}^2$ in extent)

2.1.2 **Permanent departure** in terms of Section 15 (2) (b) of the said by-law, into;

- i. Under provision of parking in order to allow 0 bays in lieu of 10 bays on the proposed portion A and to allow 0 bays in lieu of 27 bays on the proposed remainder of Erf 377.

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 Surveyor General approved diagrams of the newly created units must be submitted to the Stellenbosch Municipality for clearance and record purposes.

3.4 The development be implemented in accordance with the Subdivision Plan referenced as: Drawing No. PL001; drawn by BBS (BLUplan Consulting), dated 18/04/2024, attached as **Annexure A**.

3.5 The conditions imposed by Directorate: Infrastructure Service in their memorandum dated 21 February 2025, attached as **Annexure B** be adhered to.

3.6 The 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 or as many be agreed on in writing with the Directorate Infrastructure Service.

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

4.1 The proposed application will have no negative impact on the surrounding properties or the character of the area.

4.2 The proposed subdivision presents a form of moderate densification within an urban edge, which is compliant with the principles of the MSDF.

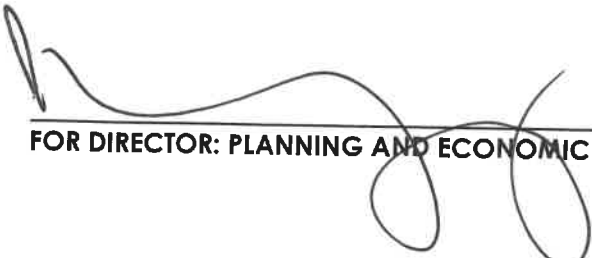
4.3 The departure for under provision of parking will not have undesirable precedent as the property is in a mixed-use precinct and most traffic movement is pedestrian and public transport, therefore, there is little demand for private vehicle parking.

4.4 No change in land use is proposed.

5. 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.

6. 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.
7. **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**
8. 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.
9. 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.
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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

31/7/2025
DATE

ANNEXURE A
SUBDIVISIONAL PLAN

STIEBEVEL STREET

410

738

378

736

363

REMAINDER ERF
377 (691m²)

ERF 377

PORTION A
(253m²)

30B

30A

STELLENBOSCH MUNICIPALITY
THIS SUBDIVISION / ~~CONSOLIDATION~~ HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2011) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED
31/7/2025
AUTHORISED EMPLOYEEM/MP



SUBDIVISION OF ERF 377 FRANSCHHOEK (944 m ²)				
PORTION	AREA (m ²)	LAND USE	ZONING	
PORTION A	253	BUSINESS PREMISES	MIXED-USE ZONE	
REMAINDER ERF 377	691	BUSINESS PREMISES	MIXED-USE ZONE	
TOTAL	944			

EXISTING BUILDINGS
30A PROPOSED STREET NUMBERS

Bluplan Consulting
TOWN & REGIONAL PLANNING SERVICES
[Signature]
[Stamp]

PROJECT TITLE
SUBDIVISION OF ERF 377
LE RIOD, FRANSCHHOEK

DATE
SUBDIVISION PLAN
27.08.21

FOR DISCUSSION

This drawing and all the information contained thereon is the property of Bluplan Consulting and may not be copied or reproduced without the written consent of Bluplan Consulting.

ANNEXURE B

COMMENTS FROM INTERNAL DEPARTMENTS



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: Ilze Fillies
Date ▫ Datum: 21 February 2025
Our Ref ▫ Ons Verw: Civil LU 2767
Town Planning Ref: LU/17066 – TP654/2024
Re ▫ Insake: Erf 377, Franschhoek: 1. An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 377 Franschhoek for the following; 1.1 Subdivision of Erf 377 in terms of Section 15 (2) (d) of the said By-law, into; Portion 1 (± 691 sqm in extent) Remainder of Erf 377 (± 253 sqm in extent) 1.2 Permanent Departure in terms of Section 15 (2) (b) of the said by-law, for the following: Under provision of parking in order to allow 0 bays in lieu of 10 bays on the Remainder of Erf 377.

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

1. **Civil Engineering services**
 - 1.1 Each erf must have its own water connection and water meter installed generally in accordance with the Subdivision plan by Bluplan consulting Drawing no PL001 dated 27 November 2024.
 - 1.2 The engineers' drawing indicating the new water layout and connection point must be submitted for formal approval before construction commences.

- 1.3 Once the subdivision is formally approved, the Municipality can be contacted to install the water connections.
- 1.4 The cost of the installation is for the owner's account.
- 1.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the water connection has been installed to their satisfaction.

2. Sewer connection

- 2.1 Each erf must have its own sewer connection installed generally in accordance with the Subdivision plan by Bluplan consulting Drawing no PL001 dated 27 November 2024.
- 2.2 The engineers drawing indicating the new sewer layout and connection point must be submitted for formal approval before construction commences.
- 2.3 The cost of the installation of the sewer connection is for the account of the owner.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department contact person Leandro Hendricks 021 808 8725.
- 2.5 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 2.6 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connection has been installed to their satisfaction.

3. General

- 3.1 The proposed 3m sewer servitude as indicated on the subdivision plan must be registered before the clearance certificate is issued.
- 3.2 Any changes to the existing civil engineering services of Stellenbosch Municipality are for the account of the owner.
- 3.3 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance is issued.

4. Development Charges (DCs)

- 4.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage. A final calculation will be provided prior to payment.
- 4.2 The appropriate DC's are payable before subdivision clearance.



- 4.3 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.

5. Clearance Certificates

- 5.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above-mentioned conditions.

IFILLIES

Ilze Fillies

Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2767 (IF) Erf 377 Franschhoek (LU-17066 TP654-2024)\2767 Erf 377 Franschhoek (LU-17066 TP654-2024) - Copy.doc

OK



Stellenbosch Municipality

Development Charge Calculation



Application Number:	2767 (IF) Erf 377 Franschoek (LU-17066 TP654-2024)
Development Name:	
Date:	21 February 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Franschoek
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 377
DC Parameters Reference:	Subdivision of erf 377 LE Roux Franschoek subdivision plan PL001 dated 27 Nov 2024 by BLUpplan Consulting Rev 01

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community
Unit(s):	k/day	k/day	l/s	l/week	trips/day		persons
Total Increased Services Usage:	0,7	0,6	0,023	0,04	4		4
Total Service Usage Reduction:	0	0	0	0	0,0		0
Total Service Usage after Reduction:	0,70	0,60	0,02300	0,040	4,0		4
Charges before adjusting for positive only, before Deductions	R 21 839,79	R 22 930,83	R 3 653,19	R 4 112,00	R 32 604,42	R 85 140,23	R 16 217,25
Charges adjusted for positive only, before Deductions	R 21 839,79	R 22 930,83	R 3 653,19	R 4 112,00	R 32 604,42	R 85 140,23	R 16 217,25
Total Deductions:	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 21 839,79	R 22 930,83	R 3 653,19	R 4 112,00	R 32 604,42	R 85 140,23	R 16 217,25
VAT:	R 3 275,97	R 3 439,62	R 547,98	R 616,80	R 4 890,66	R 12 771,03	R 2 432,59
Total Development Charges Payable (including VAT):	R 25 115,76	R 26 370,45	R 4 201,17	R 4 728,80	R 37 495,08	R 97 911,26	R 18 649,84
							R 116 561,10

Application Processed by:	Ike Fillies
Signature:	<i>IFILLIES</i>
Notes:	

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Franschhoek

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							Community	Total
		Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result		Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)			
Residential	Single Residential >1000m2	du						0	R	-	R	-	R	-	R	-	R
	Single Residential >500m2	du		1		1		0	R	-	R	-	R	-	R	-	R
	Single Residential >250m2	du				1		1	R	21 839,79	R	22 930,83	R	3 653,19	R	4 112,00	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
Accommodation	Student Accommodation/Communal/Hostels	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 GLA						0	R	-	R	-	R	-	R	-	R
	Office	m2 GLA						0	R	-	R	-	R	-	R	-	R
	Retail/Shop	m2 GLA						0	R	-	R	-	R	-	R	-	R
	Restaurant	m2 GLA						0	R	-	R	-	R	-	R	-	R
	Outdoor Function / Picnic Area	persons						0	R	-	R	-	R	-	R	-	R
	Conference Facility/Phase of assembly	m2 GLA						0	R	-	R	-	R	-	R	-	R
	Hospital/Clinic/Medical Rooms	m2 GLA						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 GLA						0	R	-	R	-	R	-	R	-	R
Industrial	Industrial - heavy	m2 GLA						0	R	-	R	-	R	-	R	-	R
	Warehousing/Light Manufacturing	m2 GLA						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	R	-	R	-	R	-	R	-	R
	To be calculated	n/a						0.0000	R	-	R	-	R	-	R	-	R
Other	(Based on equivalent demands)	n/a						0.0000	R	-	R	-	R	-	R	-	R
	Total Area:	0						0	R	-	R	-	R	-	R	-	R

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)

Sub Total after Adjustments and Deductions (excluding VAT)

VAT

Total Development Charges

Deduct	R 21 839,79	R 22 930,83	R 3 653,19	R 4 112,00	R 32 604,42	R 85 140,23	R 16 217,25	R 101 357,48
	R 21 839,79	R 22 930,83	R 3 653,19	R 4 112,00	R 32 604,42	R 85 140,23	R 16 217,25	R 101 357,48
Totals	R 21 839,79	R 22 930,83	R 3 653,19	R 4 112,00	R 32 604,42	R 85 140,23	R 16 217,25	R 101 357,48
	R 3 275,97	R 3 439,62	R 547,98	R 516,80	R 4 890,65	R 12 771,03	R 2 432,59	R 16 203,82
	R 25 115,76	R 26 370,45	R 4 201,17	R 4 728,80	R 37 495,08	R 97 911,26	R 18 649,84	R 116 661,30