



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17566 (TP865/2024)

Our File Reference Number: Erf 4425, 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 ADMINISTRATORS CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION,
AMENDMENT OF CONDITION OF APPROVAL, DEPARTURE, CONSENT USE AND PERMISSION IN TERMS OF
SECTION 15(2)(G), ON ERF 4425, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 The Administrator's consent to relax the restrictive title deed condition as contained in Title Deed No. T. 50344/23, Clause B.(g) in order to relax the title deed side building line (adjacent to Erf 8372, Stellenbosch) from 3,15m to 0m, to allow the conversion of the existing double garage into a communal area on Erf 4425, Stellenbosch.

BE GRANTED in terms of LUP 62 of the System of Delegations, Categorisation Model approved vide Item 10.8.1 dated 26 February 2025.

2.2 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 4425, 12 Kromrivier Road, Stellenbosch for:

2.2.1 Departure in terms of Section 15(2)(b) of the said by-law to relax the common building line from 2.5 m to 0 m adjacent to Erf 8372, Stellenbosch, to allow for the existing garage to be converted to a communal area.

2.2.2 The amendment of condition (c)(ii) in terms of Section 15(2)(h) of the said by-law, as imposed in the approval letter dated 15 April 1997 to convert the existing double garage into a communal area.

2.2.3 Permission in terms of Section 15(2)(G) of the said by-law, to allow for 1 motor vehicle parking bay to be substituted with 6 bicycle bays. (Equal to 1 vehicle parking bay).

2.2.4 Consent Use in terms of Section 15(2)(o) of the said by-law to establish a commune on the property with associated uses.

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:

3.1.1 The approval only applies to the 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.

3.1.2 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.

3.1.3 The commune be limited to 6 bedrooms and 6 tenants within the existing house.

3.1.4 The development and building works must generally follow the floor plans, sections, and elevations shown in Drawing No. SNH-4425-1-800, Rev 1, Dated 24.05.23 and Drawn by Nohan Marais and included as **Annexure A**.

3.1.5 Building plans must be submitted for all work and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.1.6 No bathroom shall be permitted within the proposed communal area, and the bathroom is therefore to be omitted from the building plan.

3.1.7 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.1.8 All on-site parking bays must be clearly demarcated on the property.

3.1.9 The conditions of approval as imposed by the Directorate Infrastructure Services in their memorandum with reference: Civil LU 2815 and dated: 27 November 2024 be complied with, as attached as **Annexure B**.

3.1.10 A contravention penalty of R10 000, relating to the unlawful utilisation of land, is payable within 30 days from the date of the letter of approval and prior to building plan approval being granted.

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

4.1. The proposal will not set a precedent in the area and is not seen to be out of character with its surroundings.

4.2. Adequate onsite parking has been provided for the intended use of the property / dwelling.

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.

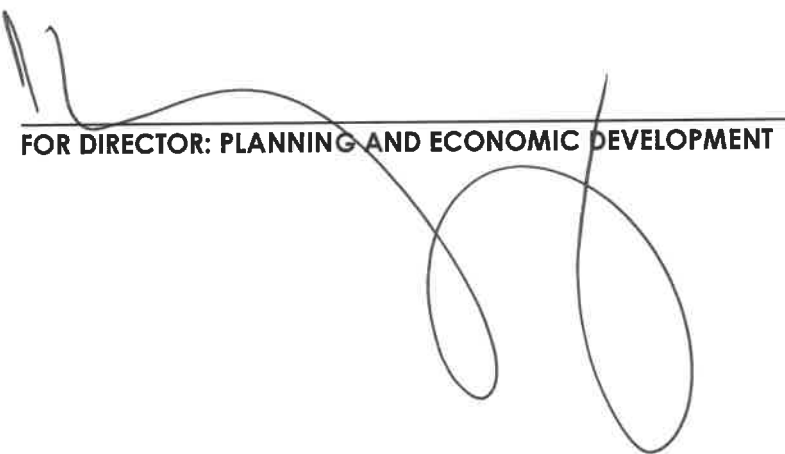
(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

- (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.

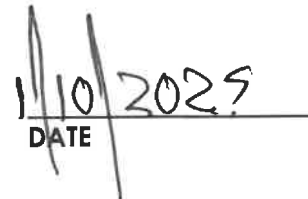
11 Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

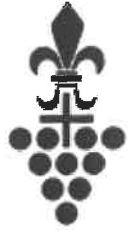


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE 11/10/2025

TAX INVOICE



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2025-10-01	DOCUMENT NO:	795047
ERF / FARM NO:	4425	CREATED BY:	SALOMEN
LOCALITY:	12 Kromrivier Road	APPLICATION NO:	LU/17566
OWNER'S NAME:	Kromrivier (Pty)Ltd	APPLICATION VAT NO:	
ADDRESS:	152, Dorp Street, Bakkershuis 7600	VAT NO:	4700102181
		APPLICANT:	Marike Bolz / Carlien Coetzee - Acrh Town Planners (Pty)Ltd
		TEL NO:	0722625304

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
CONTRAVENTION PENALTY - The retrospective approval of any unauthorised land use activity that is being conducted from any dw, Per application and per Dwelling Unit where applic	10 000.00	1	20220630081392	10 000.00
TOTAL AMOUNT PAYABLE				10000.00
VAT INCLUDED @ 15%				1304.35

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME:

SIGNATURE

DATE: 1-10-2025

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VERIFIED BY

NAME:

SIGNATURE

DATE:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality
BANK: Standard Bank
ACCOUNT NUMBER: 242637280
BRANCH CODE: 051001
REFERENCE: LU/17566_____

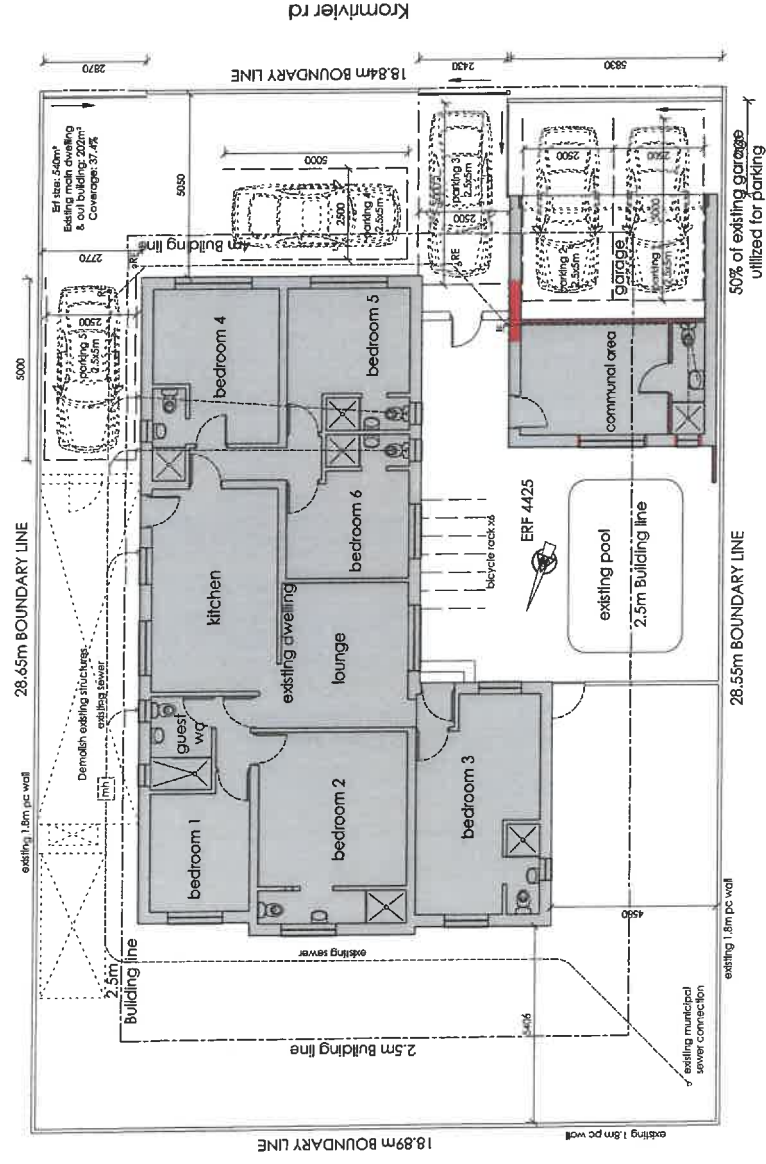
Please use both the Land Use Application number and the Erf/Farm
number indicated on this invoice as a reference when making EFT
payment.



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ANNEXURE A



PROPOSED PARKING SOLUTION LAYOUT

SCALE 1:100

[illegible]



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ANNEXURE B



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag: Salome Newman

From ▫ Van: Technician: Development (Infrastructure Services)

Author ▫ Skrywer: Xolani Tika

Date ▫ Datum: 27 November 2024

Our Ref ▫ Ons Verw: Civil LU 2815

Town Planning Ref: LU/17566

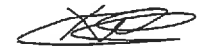
Re ▫ Insake: Erf 4425, Stellenbosch: Application in terms of Sections 15 (b), (g), (f), (h) and (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 4425 Stellenbosch: i. In terms of Section 15(2) (b) a permanent departure to allow for a 0m common boundary building line in lieu of 2.5m to allow for the existing garage to be converted to a habitable space (communal area). ii. In terms of Section 15(2) (f) the relaxation of a restrictive title deed conditions, clause B(g) the title deed street and side building line (adjacent to Erf 8372, Stellenbosch) from 4.72m to 3m and 3.15m to 0m, respectively to allow for the conversion of a portion of the existing double garage into a communal area. iii. In terms of Section 15(2) (g) a permission to allow for 1 motor vehicle parking bay to be substituted with 6 bicycle bays (equal to 1 vehicle bay).iv. In terms of Section 15(2) (h) for a deletion of condition (c)(ii) as imposed in the approval letter dated 15 April 1997 in order to convert a portion of the existing double garage into a communal area.

v. In terms of Section 15(2) (o) a consent use application for a 6 bedroom commune.

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.
- 1.2 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.
- 1.3 The appropriate DC's are payable before the facility is put to its approved use.



Xolani Tika
Technician: Development (Infrastructure Services)

T:\2.0 DEVELOPMENT\01 Land Use applications\2815 (XT) Erf 4425 Stellenbosch (LU-17566)\2815 () Erf 4425 Stellenbosch (LU-17566).doc

AFALLCS



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION

Application Number:	DC 2815 (XT) Erf 4425 Stellenbosch (LU - 17500)
Development Name:	
Date:	27 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.:	Erf 4425
DC Parameters Reference:	As per the site development plan reference SNH-4425-1-800 dated 240523 Rev1-240602

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:	0,18	0,15	0,004	0,015	1,25		1	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,18	0,15	0,00400	0,015	1,3		1	
Charges before adjusting for positive only, before Deductions	R 5 928,48	R 5 437,47	R 870,93	R 1 542,00	R 7 928,79	R 21 707,67	R 4 054,31	R 25 761,98
Charges adjusted for positive only, before Deductions	R 5 928,48	R 5 437,47	R 870,93	R 1 542,00	R 7 928,79	R 21 707,67	R 4 054,31	R 25 761,98
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 5 928,48	R 5 437,47	R 870,93	R 1 542,00	R 7 928,79	R 21 707,67	R 4 054,31	R 25 761,98
VAT:	R 899,27	R 815,62	R 130,64	R 231,30	R 1 169,32	R 3 256,15	R 608,15	R 3 864,30
Total Development Charges Payable (including VAT):	R 6 817,75	R 6 253,09	R 1 001,57	R 1 773,30	R 9 118,11	R 24 963,82	R 4 662,46	R 29 626,28

APPLICANT INFORMATION

Application Processed by:	Xolani Tika
Signature:	
Notes:	See the attached SDP

APPROVED

Stellenbosch Town

Development Type	Use Type	Density Usage			Regional New Usage			Increased Usage	Development Charge Levels (incl. VAT)			Community	Total
		Low Density	Medium Density	High Density	Low Density	Medium Density	High Density		Water	Sanity	Wastewater	Local Road	
Residential	Single Residential >100m2	du						0	R	-	R	-	R
	Single Residential >50m2	du						0	R	-	R	-	R
	Single Residential >20m2	du						0	R	-	R	-	R
	Single Residential <20m2	du						0	R	-	R	-	R
	Second Dwelling	du						0	R	-	R	-	R
	Low Form Residential	du						0	R	-	R	-	R
	Group Residential	du						0	R	-	R	-	R
	Apartments	du						0	R	-	R	-	R
	Retirement Village	du						0	R	-	R	-	R
	Old age home	du						0	R	-	R	-	R
Accommodation	Student Accommodation/Communes/Hostels	rooms					1	1	R	5 928.48	R	870.93	R
	Guest House	rooms						0	R	-	R	-	R
	Converted Guest House	rooms						0	R	-	R	-	R
	Hotel, Residential	rooms						0	R	-	R	-	R
Commercial	General Business	m2 GLA						0	R	-	R	-	R
	Office	m2 GLA						0	R	-	R	-	R
	Retail Shop	m2 GLA						0	R	-	R	-	R
	Restaurant	m2 GLA						0	R	-	R	-	R
	Outdoor Function / Picnic Area	persons						0	R	-	R	-	R
	Conference Facility/Place of assembly	m2 GLA						0	R	-	R	-	R
	Hospital/Clinic/Medical Rooms	m2 GLA						0	R	-	R	-	R
	University/College	student						0	R	-	R	-	R
	School/Day Care	student						0	R	-	R	-	R
	Industrial - Light	m2 GLA						0	R	-	R	-	R
Industrial	Industrial - Heavy	m2 GLA						0	R	-	R	-	R
	Warehousing/Light Manufacturing	m2 GLA						0	R	-	R	-	R
	Storage Facilities	unit						0	R	-	R	-	R
	Open Space/Natural Environment/Utility Site	ha						0	R	-	R	-	R
Non-Residential	Roads and Parking	ha						0.0000	R	-	R	-	R
	To be calculated	m2						0.0000	R	-	R	-	R
Other	(Based on equivalent demands)	m2						0	R	-	R	-	R
Total Area		0							Total Area		0		

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	5 928.48	R	5 437.47	R	870.93	R	1 542.00	R	7 028.79	R	21 707.87	R
	R	5 928.48	R	5 437.47	R	870.93	R	1 542.00	R	7 028.79	R	21 707.87	R
	R	-	R	-	R	-	R	-	R	-	R	-	R
	R	-	R	-	R	-	R	-	R	-	R	-	R
Totals	R	5 928.48	R	5 437.47	R	870.93	R	1 542.00	R	7 028.79	R	21 707.87	R
	R	899.27	R	816.02	R	130.64	R	231.30	R	1 186.32	R	3 386.16	R
	R	6 817.75	R	6 253.00	R	1 001.57	R	1 773.30	R	8 215.11	R	24 993.92	R
	R	-	R	-	R	-	R	-	R	-	R	-	R

27/11/2023



Stellenbosch Municipality

Development Charge Calculation



Application Number:		DC 2815 (XT) Erf 4425 Stellenbosch (LU - 17566)	
Development Name:			
Date:		27 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.:		Erf 4425	
DC Parameters Reference:		As per the site development plan reference SNH-4425-1-800 dated 240523 Rev1-240802	

SUMMARY OF DC CALCULATION									
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Total Increased Services Usage:	0,18	0,15	0,004	0,015	1,25		1		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	0,18	0,15	0,00400	0,015	1,3		1		
Charges before adjusting for positive only, before Deductions	R 5 928,48	R 5 437,47	R 870,93	R 1 542,00	R 7 928,79	R 21 707,67	R 4 054,31	R 25 761,88	
Charges adjusted for positive only, before Deductions	R 5 928,48	R 5 437,47	R 870,93	R 1 542,00	R 7 928,79	R 21 707,67	R 4 054,31	R 25 761,88	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 5 928,48	R 5 437,47	R 870,93	R 1 542,00	R 7 928,79	R 21 707,67	R 4 054,31	R 25 761,88	
VAT:	R 889,27	R 815,02	R 130,64	R 231,30	R 1 189,32	R 3 258,15	R 608,15	R 3 864,30	
Total Development Charges Payable (including VAT):	R 6 817,75	R 6 253,09	R 1 001,57	R 1 773,30	R 9 118,11	R 24 965,82	R 4 662,46	R 29 628,28	

Application Processed by:	Xolani Tika
Signature:	

Notes:	See the attached SDP
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APPLNCS