



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18183 (TP951/2024)

Our File Reference Number: Erf 934, Kayamandi

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 PERMANENT DEPARTURE AND CONSENT USE : ERF 934, KAYAMANDI, 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 934, Kayamandi for:
 - 2.1.1 Consent use application in terms of section 15(2)(o) of the said bylaw to permit 5 dwelling units (flats).
 - 2.1.2 Permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the parking requirements from 6.25 bays to 5 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 said Bylaw:
 - 3.1 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.
 - 3.2 The development and building plans be generally in accordance with the site plan, floor plan and elevations as referenced in Drawing No. 934 01 A and dated February 2025 drawn by Masterplan Projects, attached as **Annexure A**.

3.3 The following conditions imposed by Directorate: Infrastructure Services, attached as **Annexure B** be adhered to:

3.3.1 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.

3.4 The following conditions imposed by Directorate: Electrical Services, attached as **Annexure C** be adhered to:

3.4.1 All new developments and upgrades of supplies to existing projects are subject to SANS 10400-XA energy savings and efficiency implementations.

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

3.6 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.

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

4.1 The proposal is consistent with the Stellenbosch Municipality Spatial Development Framework and the higher density residential development is compatible with the character of the area and existing land uses of surrounding properties.

4.2 The proposed development will help address the growing demand for affordable housing in Stellenbosch by offering a broader range of housing typologies and tenure options for students.

5. **Matters to be noted**

5.1 None

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

26/5/2025
DATE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLAN

5500



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

COMMENT FROM DIRECTOR:
INFRASTRUCTURE SERVICES DEPARTMENT



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To • Aan: Director: Planning + Economic Development
Att Aandag: Bulehwa Mdoda
From • Van: Manager: Development (Infrastructure Services)
Author • Skrywer: Tyrone King
Date • Datum: 7 March 2025
Our Ref • Ons Verw: Civil LU 2838
Town Planning Ref: LU/18183
Re • Insake: Erf 934, Kayamandi: An application is made in terms of Section 15(2) of the Stellenbosch Municipal Planning Bylaw, 2023 on Erf 934 Kayamandi for: a) A consent use application in terms of Section 15(2)(o) of the said bylaw to permit 5 dwelling units (flats) for the purpose of student accommodation on Erf 934 Kayamandi. b) A permanent departure in terms Section 15(2)(b) of the said bylaw to permit 5 parking bays in lieu of 6.25 parking bays on Erf 934 Kayamandi.

This Memo supersedes the Memo dated 3 March 2025, and includes a revised DC calculation, based on the motivation by the Applicant.

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

1. Layout

- 1.1 Drawing no 934 01 A dated Feb 2025 by Masterplan Projects is the latest drawing that was evaluated.

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

31 MAR 2025

RECEIVED

2. Development Charges (DCs)

2.1 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.

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

2.3 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.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\2838 (TK) Erf 934 Kayamandi (LU-18183)\2838 (J) Erf 934 Kayamandi (LU-18183).doc



Stellenbosch Municipality
Development Charge Calculation



APPLICATION INFORMATION	
Application Number	DC 2838 () Erf 934 Kayamandi (LU-18163)
Development Name	
Date	07 March 2025
Financial Year	2024/2025
Erf Location (Select from 7 Locations)	Stellenbosch Town
Erf Region (Select Urban or Rural)	Urban
Erf No. / Farm No	934
DC Parameters Reference	Drawing No 934-01 A dated Oct 2024 by Masterplan Projects Architecture

SUMMARY OF DC CALCULATION									
Service	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Units:	klday	klday	ha°C	Week	Imp/day		persons		
Total Increased Services Usage	0.2	0.15	-0.003	0.035	2.25		1		
Total Service Usage Reduction	0	0	0	0	0.0		0		
Total Service Usage after Reduction	0.20	0.15	-0.00300	0.035	2.3		1		
Charges before adjusting for positive only before Deductions	R 8 587.20	R 5 437.47	R 653.19	R 3 598.00	R 14 271.83	R 29 241.30	R 4 054.31	R 33 295.62	
Charges adjusted for positive only before Deductions	R 6 587.20	R 5 437.47	R -	R 3 598.00	R 14 271.83	R 29 241.30	R 4 054.31	R 33 848.81	
Total Deductions	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT)	R 6 587.20	R 5 437.47	R -	R 3 598.00	R 14 271.83	R 29 241.30	R 4 054.31	R 33 848.81	
VAT	R 988.08	R 815.62	R -	R 539.70	R 2 140.77	R 4 395.20	R 608.15	R 5 092.32	
Total Development Charges Payable (including VAT)	R 7 575.28	R 6 253.09	R -	R 4 137.70	R 16 412.60	R 33 627.50	R 4 662.46	R 39 044.13	

APPLICANT INFORMATION	
Application Processed by	Tyrone King
Signature	Estimate
Notes	

Stellenbosch Town

Land Use Category	Use Type	Existing Usage		Proposed New Usage		Increased Under-Use	Development Change (m2) (if any)				Total			
		Use	Area (m2)	Use	Area (m2)		Use	Area (m2)	Sub-Total	Community				
Residential	Single Residential >100m2	du				0	Yes	No	Yes	No	R	Yes	R	
	Single Residential >50m2	du				0	R	-	R	-	R	-	R	
	Single Residential >25m2	du		1		-1	R	23 055 20	21 749 88	4 132 00	-2	-25 372 14	15 217 25	986 944 39
	Single Residential <25m2	du				0	R	-	R	-	R	-	R	
	Second Dwelling	du				0	R	-	R	-	R	-	R	
	Less Formal Residential	du				0	R	-	R	-	R	-	R	
	Group Residential	du				0	R	-	R	-	R	-	R	
	Apartment	du				0	R	-	R	-	R	-	R	
	Retirement Village	du				0	R	-	R	-	R	-	R	
	Old age home	du				0	R	-	R	-	R	-	R	
Accommodation	Student Accommodation/Communi/Hospice	rooms			0	R	26 682 47	27 187 55	4 334 83	19 643 06	19 643 06	21 271 57	138 899 91	
	Guest House	rooms			0	R	-	R	-	R	-	R		
	Converted Guest House	rooms			0	R	-	R	-	R	-	R		
	Hotel Residential	rooms			0	R	-	R	-	R	-	R		
Commercial	General Business	m2 GLA			0	R	-	R	-	R	-	R		
	Office	m2 GLA			0	R	-	R	-	R	-	R		
	Retail/Shop	m2 GLA			0	R	-	R	-	R	-	R		
	Restaurant	m2 GLA			0	R	-	R	-	R	-	R		
	Outdoor Function / Phone Area	patio			0	R	-	R	-	R	-	R		
	Conference Facility/Office of assembly	m2 GLA			0	R	-	R	-	R	-	R		
	Hospital/Clinic/Medical Rooms	m2 GLA			0	R	-	R	-	R	-	R		
	University/College	student			0	R	-	R	-	R	-	R		
	School/Day Care	student			0	R	-	R	-	R	-	R		
	Industrial - light	m2 GLA			0	R	-	R	-	R	-	R		
Industrial	Industrial - heavy	m2 GLA			0	R	-	R	-	R	-	R		
	Warehousing/Light Manufacturing	m2 GLA			0	R	-	R	-	R	-	R		
	Storage Facilities	unit			0	R	-	R	-	R	-	R		
Non Demand	Open Space/Natural Environment/Utility Site	ha			0	R	-	R	-	R	-	R		
	Roads and Parking	ha			0 0000	R	-	R	-	R	-	R		
Other	To be calculated	sqm			0 0000	R	-	R	-	R	-	R		
	(Based on equivalent demands)	sqm			0	R	-	R	-	R	-	R		
	Total Area	0			0									

[illegible]



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C

COMMENT FROM DIRECTOR:

ELECTRICAL SERVICES

ELETRICITY SERVICES: CONDITIONS OF APPROVAL
ERF 934, KAYAMANDI

GENERAL COMMENT:

1. Recommended for approval

CONDITIONS

1. 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 building
- Energy efficient lighting systems
- Roof insulation with right R-value.
- In large building developments;
- Control Air condition equipment tied to alternative efficiency systems
- Preheat at least 50% of hot water with alternative energy saving sources
- All new 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.

2. Metering panel box to build in boundary wall.

3. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142

4. All electrical work to comply to SANS 142, SANS 104 XA, SANS 1307, SANS 10106, SANS 10252-1 and SANS 10254, and Municipal By-Laws

FILE NR:

E 934 1cm

SUN/11/19

COLLABORATE WITH US

10/03/2025

Date

Signature

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

31 MAR 2025

RECEIVED