



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16899(TP606/2024)

Our File Reference Number: Erf 8283, 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 ON ERF 8283, STELLENBOSCH

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

2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a Consent Use in order to utilise the existing dwelling unit as a guest house on Erf 8283, Stellenbosch,

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

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

2.2.1 The approval only applies to the consent use 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.

2.2.2 The establishment may not cause public nuisance (parking & noise) to the adjacent and adjoining property owners.

2.2.3 Development charges are payable in accordance with the prevailing and applicable council tariffs at the time of the payment.

3. Matters to be noted

3.1 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.

3.2 Should, after following due process –

3.3 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

3.4 The operational use of the facility and establishment be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

3.5 The property be used for any unauthorised uses not permitted in terms of this approval, 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.

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

4.1 The additional land use applied for is residential in nature thus, it blends well with the land uses found in this area.

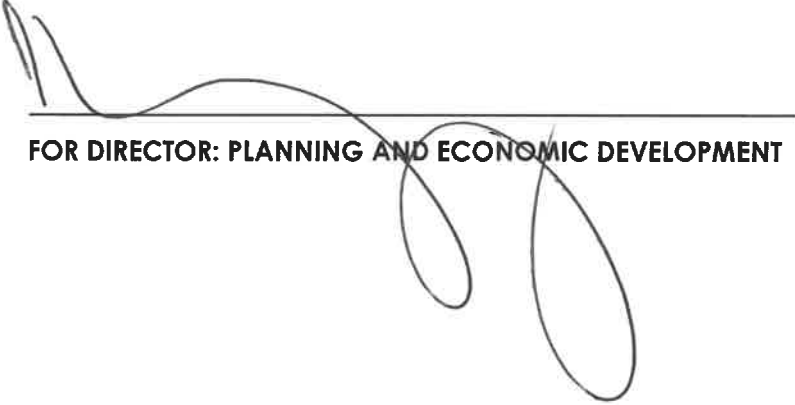
4.2 Sufficient parking has been provided for the proposed land use.

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

COPY:

[Redacted]

Email [Redacted]



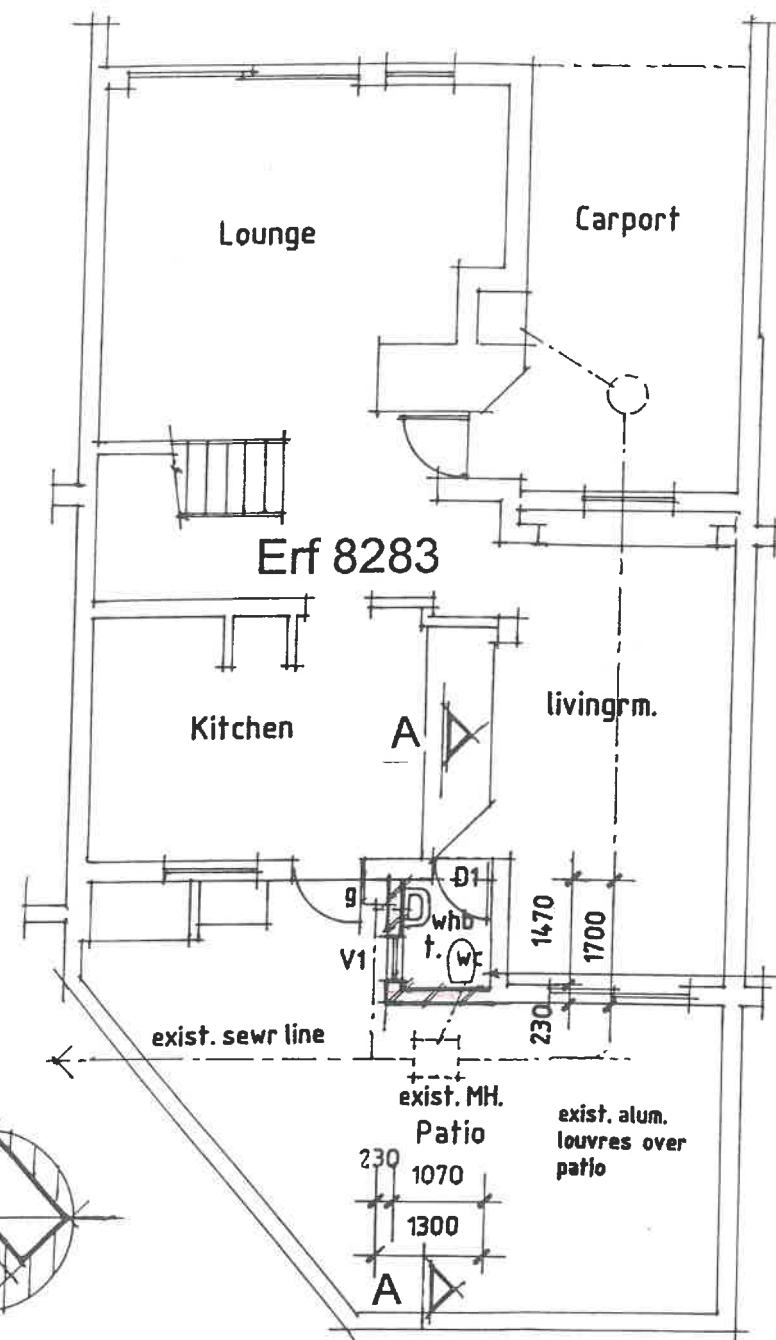
STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

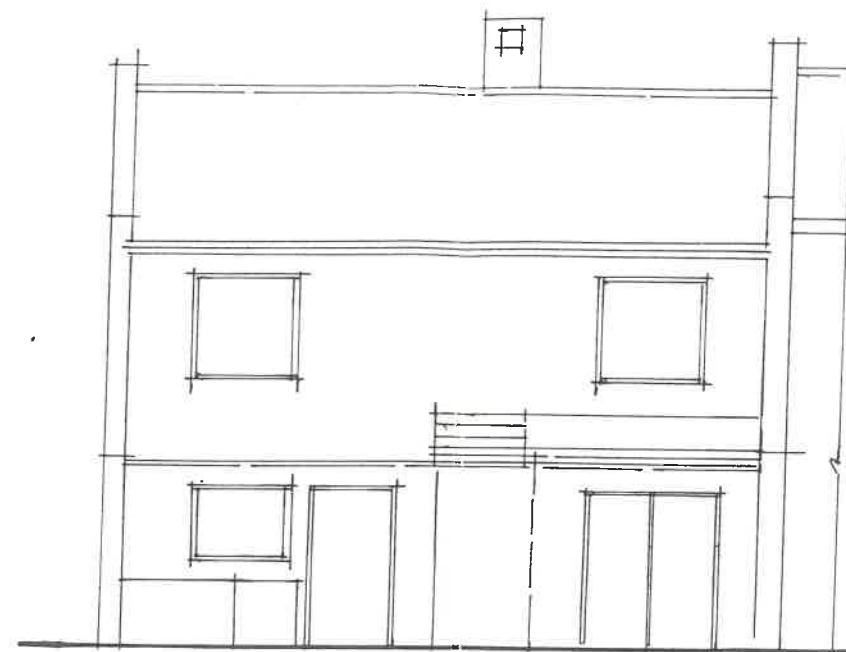
ANNEXURE A

SITE PLAN

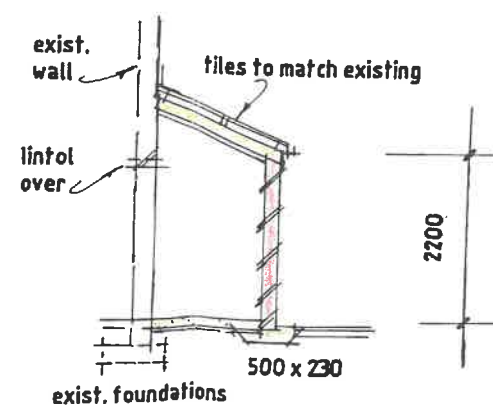
*Joedekker
Kleingeluk
24/5/2004*



Ground Floor Plan
1 : 100

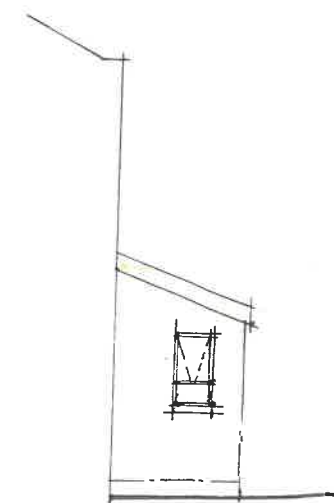


South Elevation
1 : 100



Section A - A
1 : 100

Chairman Kleingeluk Body Corporate



West Elevation
1 : 100



Site Plan
1 : 200

Owner Erf 8283

Notes :

Roof.
Provide Everite slates to match existing on 38 x 38 battens at 250mm centres on 150 x 50 beams at 1000mm centres.
Ceiling.
4,6mm Rhinoboard ceiling on 38 x 38 battens at 450mm centres
Walls.
230mm clay bricks plastered and painted with 1 Undercoat and 2 coats Dulux wash and wear matt.
Foundations.
500 x 230 foundation in exist. floor with 45 degree slay as per SABS 0400 , item K, H and G.
Floors.
Match existing tiles and repair where breakage occurred.
Sewer.
Link up to existing manhole. All work to be done by a registered plumber.
Door.
D1 - 2032 x 813 x 40mm semi-solid Flush panel door to match existing
Windows.
W1 - 600 x 900 bronze anodized alum. top hung opening out fitted by specialist.

Areas :
Exist. dwelling 161,59 sq.m.
New toilet 2,21 sq.m.
Total 163,80 sq.m.

NR.	DATUM	GETEKEN	BESKRYWING
1			WYSIGINGS

pretplan

BOUPLANNE
BUILDING PLANS

Batha Pretorius

Posbus 3140, Matieland, Stellenbosch 7602
Faks. 021-8879007 Tel. 8871980
Sel. 0724529966 Tel. n. ure 8839022

Klient
client Brian and Sylvia Bartley

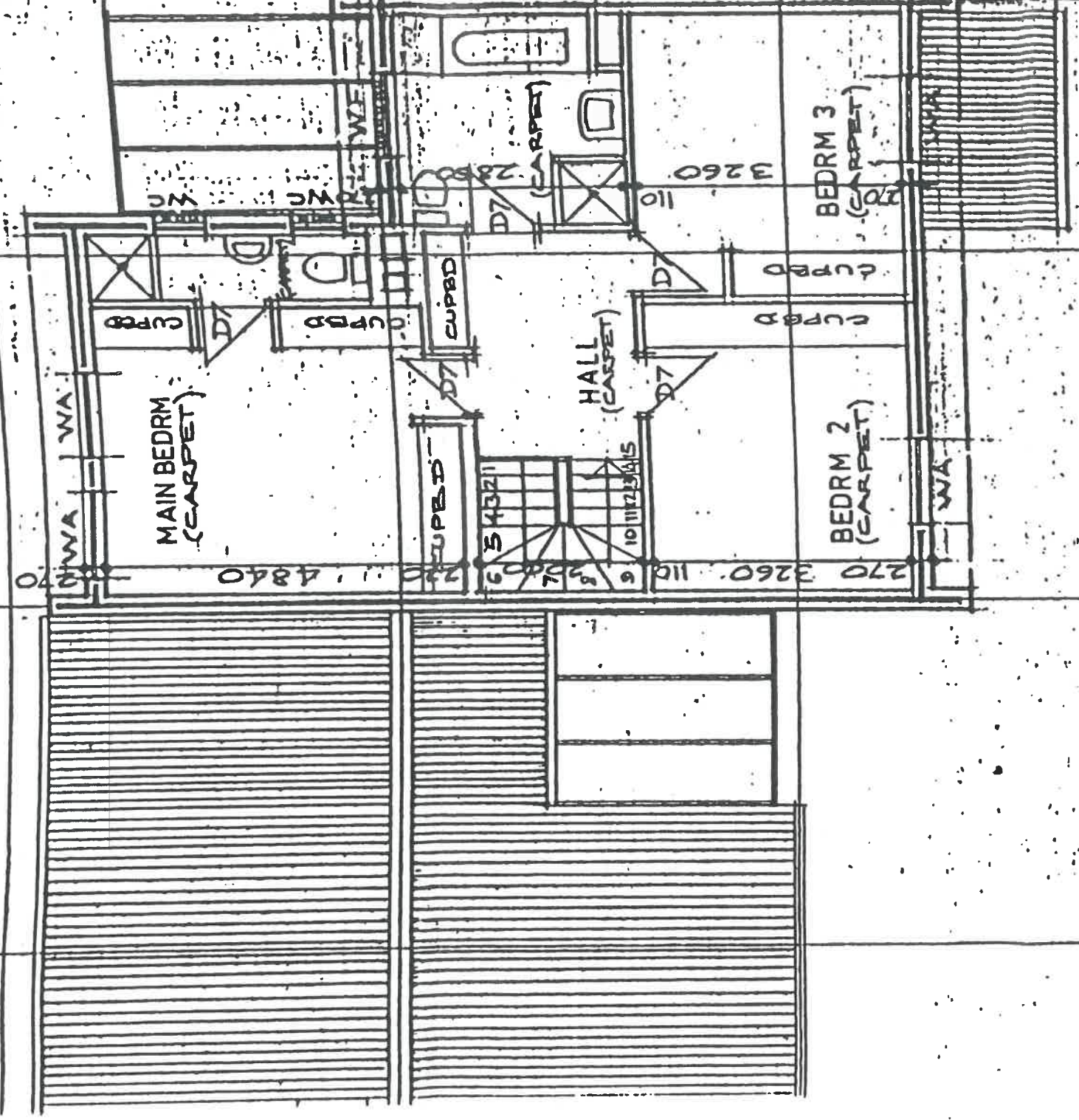
projek
project **Dwelling Bartley**
Proposed Toilet on Erf 8283,
16 Chenin Blanc , Kleingeluk,
Stellenbosch.

vel beskrywing
sheet description

**Ground Floor Plan ,
Section, Elevations,
Site Plan and Notes.**

projek nr project no	PP457/04	skaal scale	1 : 100
vel nr sheet no	1	datum date	May 2004
geteken drawn	bp	tekenaer owner	

Gd3



4700 8600
4250 3970
8600



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: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Kurt Titus
Date ▫ Datum: 17 September 2024
Our Ref ▫ Ons Verw: Civil LU 2780
Town Planning Ref: LU/16899
Re ▫ Insake: Erf 8283, Stellenbosch: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for a Consent Use for a Guest house in order to use two bedrooms out of three bedrooms within the existing dwelling for transient guests.

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 subsequent applications ie building plans. A final calculation will be provided prior to payment.
- 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.

Ktitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

AK



Stellenbosch Municipality
Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	GM/LU 2789
Development Name:	
Date:	18 September 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 8283
DC Parameters Reference:	DC Calc_ Motivational Report_Ruan Bester Applicant (Owner)

SUMMARY OF DC CALCULATION								
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	l/d/day	l/d/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage	0.44	0.36	0.008	0.03	4		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	4.0		2	
Charges before adjusting for positive only, before Deductions	R 14 491.84	R 13 049.93	R 1 741.85	R 3 084.00	R 25 372.14	R 57 739.76	R 8 108.63	R 65 848.39
Charges adjusted for positive only, before Deductions	R 14 491.84	R 13 049.93	R 1 741.85	R 3 084.00	R 25 372.14	R 57 739.76	R 8 108.63	R 65 848.39
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 1 741.85	R 3 084.00	R 25 372.14	R 57 739.76	R 8 108.63	R 65 848.39
VAT:	R 2 173.78	R 1 957.49	R 261.28	R 462.60	R 3 805.82	R 8 660.86	R 1 216.29	R 9 877.26
Total Development Charges Payable (including VAT)	R 16 665.62	R 15 007.42	R 2 003.13	R 3 546.60	R 29 177.96	R 66 400.72	R 9 324.92	R 75 725.64

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature	<i>K Titus</i>
Notes:	

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Proposed Amount	Development Charges Level (per Unit) NR 1										Sub Total (incl. Eng. Services)	Sustainability	Total			
			Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)		Unit Amount	Result	Office		Retail		Storage/depot		Solid Waste					Roads & Transport		
												Yes	No	Yes	No	Yes	No	Yes	No				Yes	No	Yes
Residential	Single Residential >100m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Single Residential >500m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Second Dwelling	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Less Formal Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Group Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Apartments	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Retirement Village	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Old age home	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Accommodation	Student Accommodation/Convens/Hostels	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Converted Guest House	rooms						2	2	R	14 491.84	R	13 048.93	R	1 741.85	R	3 084.00	R	25 372.14	R	57 738.78	R	8 108.63	R	65 848.39
	Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Commercial	General Business	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Office	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	University/College	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	School/Day Care	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Industrial	Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R
Industrial - heavy		m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Warehousing/Light Manufacturing		m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Storage Facilities		unit							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Open Space	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Other	To be calculated	n/a							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	(Based on equivalent demands)	n/a							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Total Area		0																							
Total Area		0																							

Deduct	Charges before adjusting for positive only, before Deductions	R	14 491.84	R	13 048.93	R	1 741.85	R	3 084.00	R	25 372.14	R	57 738.78	R	8 108.63	R	65 848.39
	Charges adjusted for positive only, before Deductions	R	14 491.84	R	13 048.93	R	1 741.85	R	3 084.00	R	25 372.14	R	57 738.78	R	8 108.63	R	65 848.39
	Deductions per service (from usage reductions)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)	Percentage	0.00%														
	Additional Deduction per service - from Service Agreement (sum)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	Sub-Total after Adjustments and Deductions (including VAT)	R	14 491.84	R	13 048.93	R	1 741.85	R	3 084.00	R	25 372.14	R	57 738.78	R	8 108.63	R	65 848.39
	VAT	R	2 173.78	R	1 957.46	R	261.26	R	462.60	R	3 805.92	R	8 960.96	R	1 216.28	R	9 877.26
	Total Development Charges	R	16 665.62	R	15 006.39	R	2 003.11	R	3 546.60	R	29 178.06	R	66 700.72	R	9 324.92	R	75 725.65

2