STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1281/2025
Our File Reference Number: Erf 2156, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M[redacted]

Sir / Madam

APPLICATION FOR CONSENT USE: ERF 2156, STELLENBOSCH

1. The above application refers.

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

3. That the application in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, for a **Consent Use** to allow for the utilization of the existing dwelling house for purposes of a commune;

   BE APPROVED in terms of Section 60 of the said Bylaw.

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

   4.1 The approval only applies to the proposal 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.

   4.2 The development must be implemented generally in accordance with the drawings referenced as **Site Plan, Section – PP31/23(1) – Rev 4, dated August 2025; and Ground Floor Plan and Elevation – PP31/23(2) – Rev 5, dated November 2025, and drawn by PretPlan**, attached as **ANNEXURE B.**

   4.3 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.

   4.4 A maximum of eight (8) persons may be accommodated in the commune.

4.5 The conditions imposed by the **Directorate: Infrastructure Services** as contained in their memo dated 05 September 2025, attached as **ANNEXURE E**, be complied with.

4.6 The conditions imposed by **Manager: Electrical Services** as contained in their memo dated 16 October 2025, attached as **ANNEXURE F**, be complied with.

4.7 No vehicles of the residents or visitors to the property may be parked in the street at any time.

4.8 Sufficient on-site parking must be provided in accordance with the provisions of the applicable Zoning Scheme Bylaw and as illustrated on the attached site plan, to the satisfaction of the Municipality.

4.9 The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No. 73 of 1989).

4.10 A detailed landscaping plan to soften the parking area and maintain the residential character of the streetscape be submitted to and approved by the Municipality as part of the building plan.

4.11 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.

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

5.1 The residential character of the area will not be impacted on by the proposed use as the primary use of the property will still be residential.

5.2 The proposal would also be of an appropriate scale that would relate to the surrounding townscape and land use character of the area.

5.3 The anticipated impacts relating to parking, landscaping and the streetscape can be satisfactorily mitigated through the conditions of approval.

5.4 Adequate onsite parking has been provided for the proposed use.

6. **Matters to be noted:**

6.1 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 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.

7. 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.

8. 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.

9. **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**

10. 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.

11. 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.

12. 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.

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

14. 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

17/8/2026.
DATE

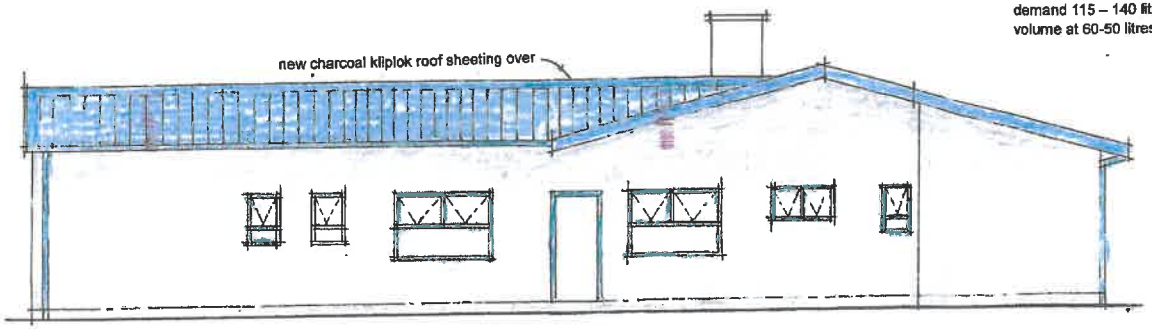
COPIES TO OBJECTORS

[redacted]

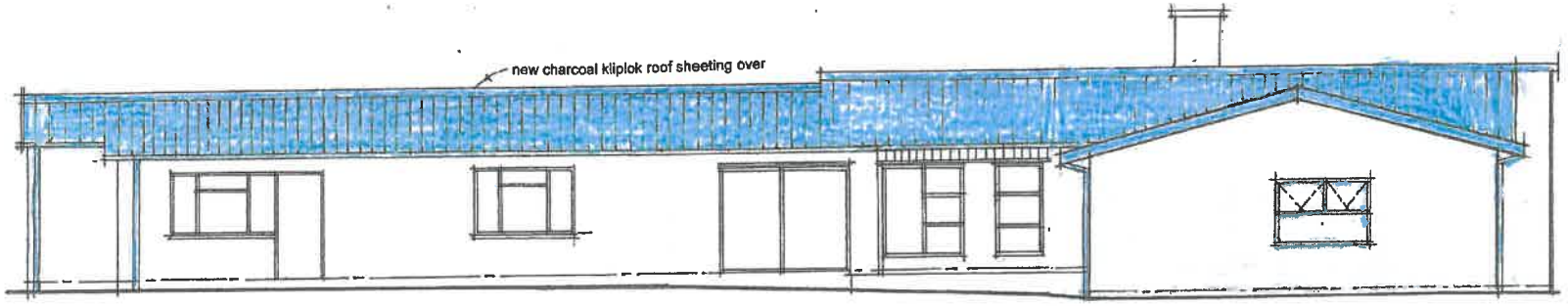
ANNEXURE B

APPLICATION FOR A CONSENT USE: ERF 2156, STELLENBOSCH

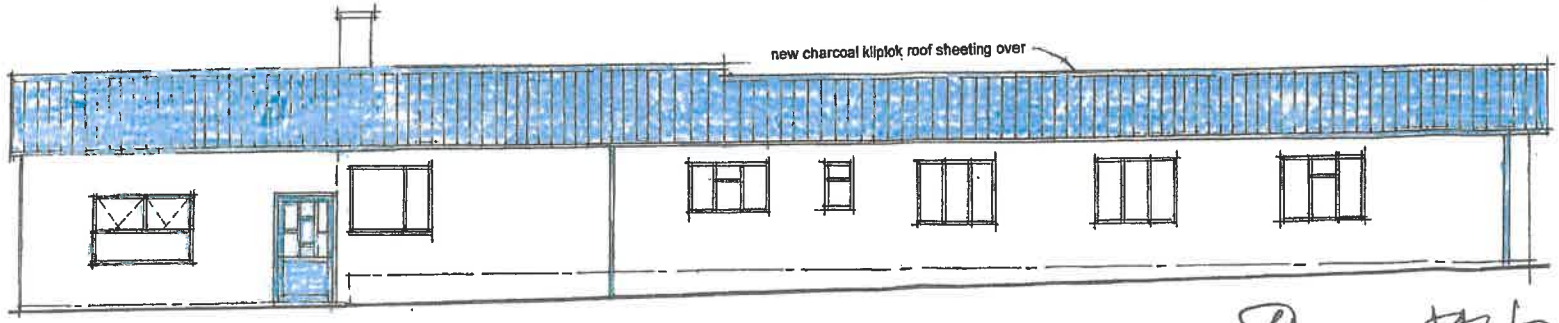
SITE DEVELOPMENT PLAN/SITE PLAN



West Elevation
1 : 100



North Elevation
1 : 100



South Elevation
1 : 100

Electrical Savings
Thermal insulating as per SANS 10400XA-ED2
All hot water service pipes to be clad with insulation with min. R – Value of 1. Total hot water demand 115 – 140 litres/capita/d with storage volume at 60-50 litres/capita and 2-5 kw/unit

Occupation Classification	H4
Climate Zone	4
Building Orientation	North / South
Floor Construction	Conc. slab
External Wall Construction	270 mm masonry wall plastered both sides
New Doors and Windows	Epoxy coated alum. and glass frames
Internal Areas	69, 290 sq.m. Ground Floor Plan
See Fenestration Notes	Not to exceed allowable 15% of nett area
Calculation done using low E	Assume emissivity of 0,2 or better

To achieve min. insulation total R value of 3,7 for climate zone 4 as per SANS 10400-XA (clause 4,4,5) and must comply with SANS 10400 T and SANS 10400 W.

Roof sheeting	R – value	0,03
Insulation	R – value	3,35
Ceiling	R – value	0,05
Total	R – value	3,70

Typical conductance co- efficients – Table F1

Fenestration Calculation

Internal Floor Areas 69, 290 sq.m.
W1 – 1,8 x 1,2 x 3 = 6,48 sq.m.
W2 – 0,6 x 0,9 x 3 = 1,62 sq.m.
D1 - 0,6 x 2,1 x 2 = 2,52 sq.m.
Total = 10,62 sq.m.
10,62 sq.m ÷ 69,290 sq.m. = 15 %

Water Supply Installations

Hot water supply in accordance with SANS 10400XA41.

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BOUTIQUE [redacted]

Project:

Calypso Ventures
Proposed Additions to Exist. Dwelling on Erf 2156 ,
118 Merriman Ave.
Simonswyk ,
Stellenbosch

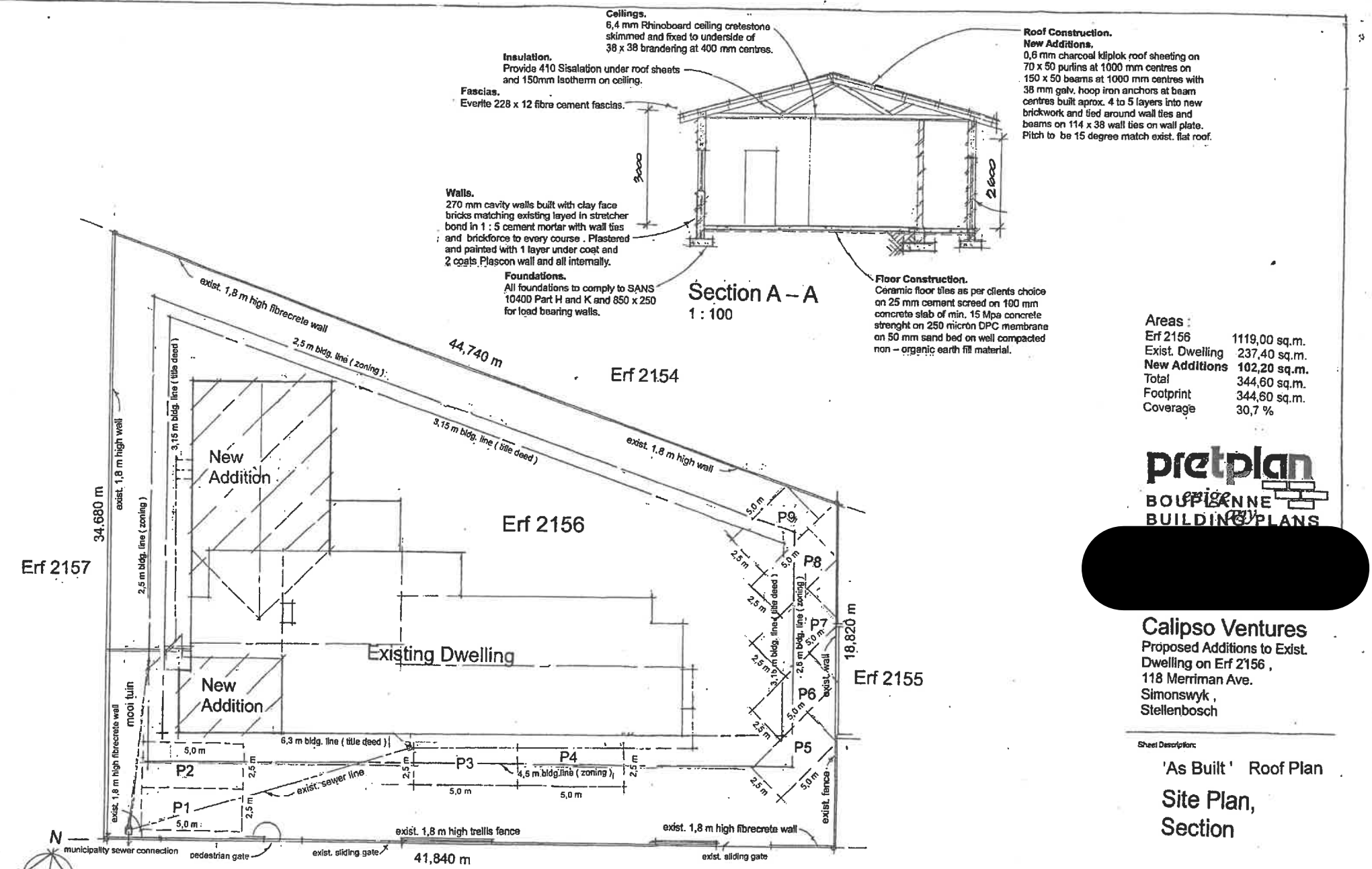
Sheet Description:

'As Built' Roof Plan
Elevations

Owner Erf 2156

SACAP ST1950

Project number	PP1104/19
	3
	Rev .2 - May 2025
Scale	1 : 100
Date	Sept. 2020
Drawn by	botha



Areas :

Erf 2156	1119,00 sq.m.
Exist. Dwelling	237,40 sq.m.
New Additions	**102,20 sq.m.**
Total	344,60 sq.m.
Footprint	344,60 sq.m.
Coverage	30,7 %

pretplan
BOUPLANNE
BUILDING PLANS

[redacted]

Calipso Ventures

Proposed Additions to Exist. Dwelling on Erf 2156 ,
118 Merriman Ave.
Simonswyk ,
Stellenbosch

Sheet Description:

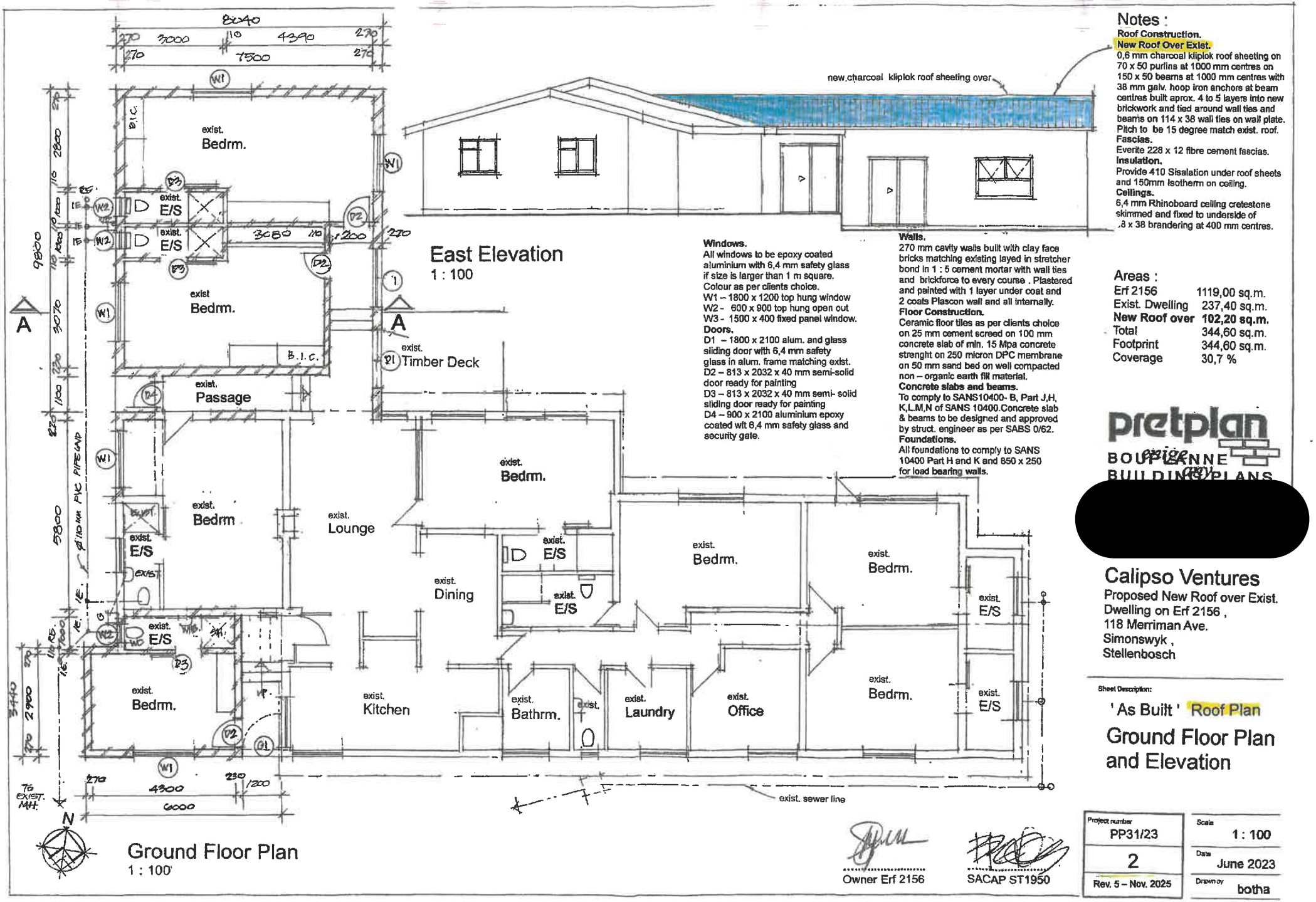
'As Built ' Roof Plan

Site Plan, Section

Owner Erf 2156

SACAP ST1950

Project number	PP31/23
	1
Rev :4 – Aug .2025	
Scale	1 : 100 , 1 : 200
Date	June 2023
Drawn by	botha



East Elevation
1 : 100

Ground Floor Plan
1 : 100

Windows.
All windows to be epoxy coated aluminium with 6,4 mm safety glass if size is larger than 1 m square.
Colour as per clients choice.
W1 – 1800 x 1200 top hung window
W2 - 600 x 900 top hung open out
W3 - 1500 x 400 fixed panel window.

Doors.
D1 – 1800 x 2100 alum. and glass sliding door with 6,4 mm safety glass in alum. frame matching exist.
D2 – 813 x 2032 x 40 mm semi-solid door ready for painting
D3 – 813 x 2032 x 40 mm semi- solid sliding door ready for painting
D4 – 900 x 2100 aluminium epoxy coated wit 6,4 mm safety glass and security gate.

Walls.
270 mm cavity walls built with clay face bricks matching existing layed in stretcher bond in 1 : 5 cement mortar with wall ties and brickforce to every course . Plastered and painted with 1 layer under coat and 2 coats Plascon wall and all internally.

Floor Construction.
Ceramic floor tiles as per clients choice on 25 mm cement screed on 100 mm concrete slab of min. 15 Mpa concrete strenght on 250 micron DPC membrane on 50 mm sand bed on well compacted non – organic earth fill material.

Concrete slabs and beams.
To comply to SANS10400- B, Part J,H, K,L,M,N of SANS 10400.Concrete slab & beams to be designed and approved by struct. engineer as per SABS 0/62.

Foundations.
All foundations to comply to SANS 10400 Part H and K and 650 x 250 for load bearing walls.

Notes :

Roof Construction.
New Roof Over Exist.
0,6 mm charcoal kliplok roof sheeting on 70 x 50 purlins at 1000 mm centres on 150 x 50 beams at 1000 mm centres with 38 mm galv. hoop iron anchors at beam centres built aprox. 4 to 5 layers into new brickwork and tied around wall ties and beams on 114 x 38 wall ties on wall plate. Pitch to be 15 degree match exist. roof.

Fascias.
Everite 228 x 12 fibre cement fascias.

Insulation.
Provide 410 Sisalation under roof sheets and 150mm Isotherm on ceiling.

Ceilings.
6,4 mm Rhinoboard ceiling cretestone skimmed and fixed to underside of 38 x 38 brandering at 400 mm centres.

Areas :

Erf 2156	1119,00 sq.m.
Exist. Dwelling	237,40 sq.m.
New Roof over	**102,20 sq.m.**
Total	344,60 sq.m.
Footprint	344,60 sq.m.
Coverage	30,7 %

pretplan
BOUTEKENNE BUILDING PLANS

[redacted]

Calipso Ventures
Proposed New Roof over Exist. Dwelling on Erf 2156 ,
118 Merriman Ave.
Simonswyk ,
Stellenbosch

Sheet Description:
'As Built' Roof Plan

Ground Floor Plan and Elevation

Owner Erf 2156

SACAP ST1950

Project number PP31/23	Scale 1 : 100
2	Date June 2023
Rev. 5 – Nov. 2025	Drawn by botha

ANNEXURE E

APPLICATION FOR A CONSENT USE: ERF 2156, STELLENBOSCH

COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE SERVICES

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Xolani Tika**
Date ▫ Datum:	**05 September 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2965**
Town Planning Ref:	**TP1281/2025**
Re ▫ Insake:	**Erf 2156, Stellenbosch: The application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law for a Consent Use to allow for the utilization of the existing 8-bedroom dwelling house for a commune on Erf 2156, Stellenbosch.**

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. The final calculations will be determined at the building plan stage submission.

1.2 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 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 building plan approval

2. Parking area

2.1 The parking area and dimensions must be indicated on the building plan at building stage submission and it must meet the minimum parking bay requirements as per the municipal zoning scheme.

Xolani Tika
Technician: Development (Infrastructure Services)
T:\2.0 DEVELOPMENT\01 Land Use applications\2965 (XT) Erf 2156 Stellenbosch (TP1281-2025)\2965 () Erf 2156 Stellenbosch (TP1281-2025).doc

KTitus

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2965 (XT) Erf 2156 - Stellenbosch (TP1281-2025)
Development Name:	
Date:	05 September 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	2156
DC Parameters Reference:	Convert existing 8-bedroom house into a commune_SDP drawing no: PP31/23 Rev 4 dated 2025/08/ by Pretplan Building Plans Botha Pretorius

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:	0,54	0,45	0,012	0,045	3,75		3	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,54	0,45	0,01200	0,045	3,8		3	
Charges before adjusting for positive only, before Deductions	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
Charges adjusted for positive only, before Deductions	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
VAT:	R 2 748,22	R 2 520,61	R 403,73	R 714,81	R 3 675,50	R 10 062,87	R 1 879,43	R 11 942,30
Total Development Charges Payable (including VAT):	R 21 069,72	R 19 324,68	R 3 095,26	R 5 480,24	R 28 178,80	**R 77 148,69**	R 14 408,96	**R 91 557,65**

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

KTitus

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)								
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Residential	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Guest House	rooms					3		3	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
Accommodation	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 -
Commercial	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	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	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	(Based on equivalent demands)	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
Deduct	Charges adjusted for positive only, before Deductions	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
Deduct	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
Deduct	Discount Deduction (%) Percentage: 0,00%	R -	R -	R -	R -	R -	R -	R -	R -
Deduct	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 18 321,49	R 16 804,07	R 2 691,53	R 4 765,43	R 24 503,30	R 67 085,82	R 12 529,53	R 79 615,35
Totals	VAT	R 2 748,22	R 2 520,61	R 403,73	R 714,81	R 3 675,50	R 10 062,87	R 1 879,43	R 11 942,30
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Foundations.
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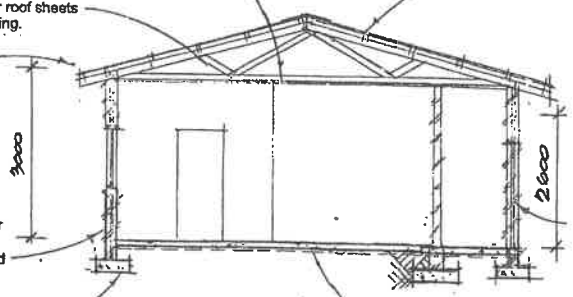

Section A – A
1 : 100

Floor Construction.
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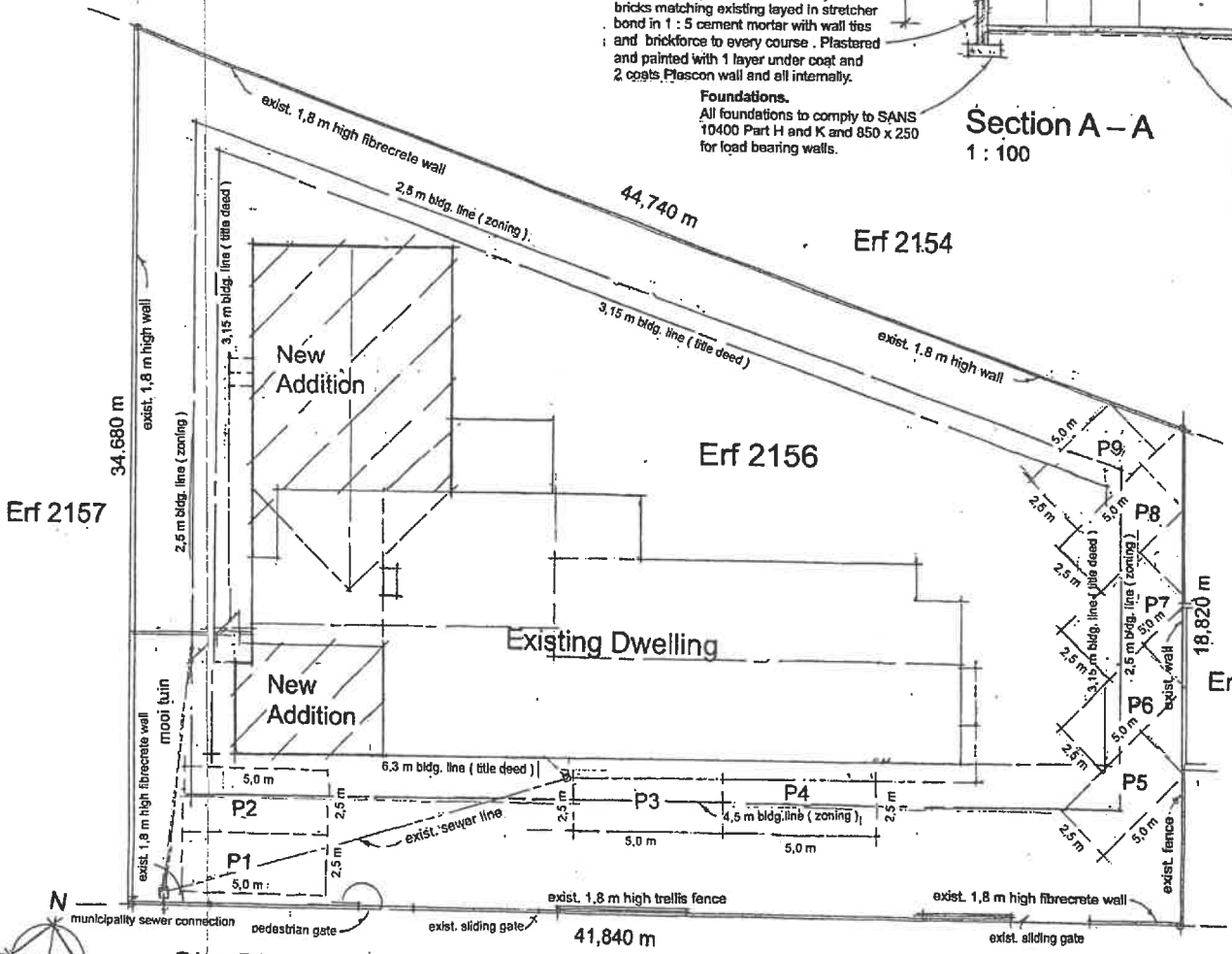

Site Plan
1 : 200

Merriman Avenue

Areas :	
Erf 2156	1119,00 sq.m.
Exist. Dwelling	237,40 sq.m.
New Additions	**102,20 sq.m.**
Total	344,60 sq.m.
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pretplan
BOUTEANNE BUILDING PLANS

[redacted]

Calipso Ventures
Proposed Additions to Exist. Dwelling on Erf 2156 ,
118 Merriman Ave.
Simonswyk ,
Stellenbosch

Sheet Description:

'As Built ' Roof Plan

Site Plan,
Section

Owner Erf 2156

SACAP ST1950

Project number	PP31/23
	1
Rev :4 – Aug .2025	
Scale	1 : 100 , 1 : 200
Date	June 2023
Drawn by	botha

ANNEXURE F

APPLICATION FOR A CONSENT USE: ERF 2156, STELLENBOSCH

COMMENT FROM THE MANAGER: ELECTRICAL SERVICES

ERF 2156, STELLENBOSCH - TP1281/2025

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.....16/10/2025.....

Signiture