



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1244/2025)LU/19316

Our File Reference Number: Erf 3465 & 643, 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 SUBDIVISION AND CONSOLIDATION ON ERF 3465 & 643 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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 3465, Franschhoek for the:
 - a) **Subdivision** in terms of Section 15(2)(d) of the said bylaw, into four (4) portions of
 - 1.1.1 Portion 1 ($\pm 372\text{m}^2$),
 - 1.1.2 Portion 2 ($\pm 2322\text{m}^2$),
 - 1.1.3 Portion 3 ($\pm 1046\text{m}^2$)
 - 1.1.4 a Remainder ($\pm 3374\text{m}^2$) and,
 - 1.1.5 the registration of a 2m wide services servitude over Portion 3 in favour of Portion 2.
 - b) **Consolidation** in terms of Section 15(2)(e) of Portion 1 ($\pm 372\text{m}^2$) with Erf 643, Franschhoek to create a single consolidated Erf ($\pm 1075\text{m}^2$).

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 proposed applications 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 approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed application.
- 2.2.3. The subdivision must be undertaken in accordance with the Subdivision & Consolidation Plan: Plan No 1, Project No. 4084-P, Drawing; dated 11/11/2025 and drawn by TV3 Architects, Town Planners and Urban Designers (See **Appendix 2**).
- 2.2.4. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the properties or as may be agreed on in writing with the Municipal Director Infrastructure Services.
- 2.2.5. Conditions imposed by the Municipal Infrastructure Department as contained in the memorandum dated 28 November 2025 attached as **Appendix 5**, be complied with.
- 2.2.6. An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:
- (i) Newly allocated erf numbers
 - (ii) Co-ordinates
 - (iii) Survey dimensions
 - (iv) Street names and numbering
- 2.2.7. Proof of such e-mail transmission referred to in 2.6 must accompany any application for a Section 28 Transfer Certificate.
- 2.2.8. The services servitude rights be registered in the title deeds of the applicable property/ies on registration.
- 2.2.9. The proposed subdivisional portions must have its own electricity supply cable, and its installation will be for the account of the applicant.
- 2.2.10. All electrical wiring should be carried out in accordance with SANS 10142 & SANS104XA and if connecting a generator or solar panels for backup, the setup needs to comply to SANS10142 and all municipal by-laws.

2.2.11. No development be allowed within the 1:100 determined flood line of the adjacent river stream.

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

- a) The proposed subdivision is a moderate form of densification inside an urban edge, which is promoted by the principals of the Stellenbosch Municipal Spatial Development Framework.
- b) Safe accesses off a public road are created for all proposed erven and municipal service could be provided to the satisfaction of the Municipal Director: Infrastructure Services.
- c) The proposals would not have a significant impact on traffic generation, which would be detrimental to the area.
- d) It provides for accessible land ownership and housing opportunities.

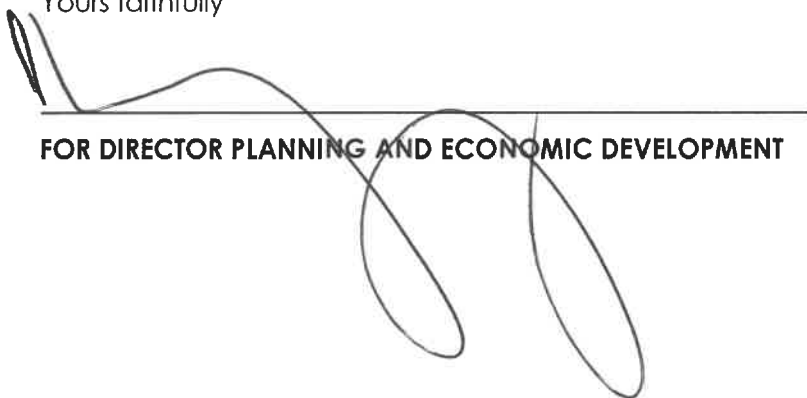
2.4. Matters to be noted:

2.4.1. None.

- 3. 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.
- 4. 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.
- 5. **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**
- 6. 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.
- 7. 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.

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

22/7/2021
DATE

Appendix 2:

Proposed subdivision and consolidation plans.



735

RE/76

Louis Botha Street

641

642

520

2681

2909

RE/2770

3476

Akademie Street

Dirkie Uys Street

Access

Access

Portion 1
(±372m²)

Consolidate

Remainder
Erf 643
(±703m²)Remainder
Erf 3465
(±3374m²)

29A House

Covered Area

Cottage

Garage

Access

29

House

Garage

Portion 3
(±1046m²)Portion 2
(±2322m²)2m Private Sewer Servitude
in favour of Portion 2

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED
IN TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE
CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

RE/304

DATE 22/7/2026

Annexure B

* All areas and dimensions are approximate and should be verified by a
professional land surveyor.

* This drawing is the property of TV3 Architects and Town Planners
(Pty) Ltd and copyright is reserved

Drawing: Plan no.:

Subdivision & Consolidation Plan 1

Date: Scale:

11/11/2025

1:750 (A4)

Project no.: Drawn: Checked:

4084-P

WH

CH

Property Description:

Erf 643 & 3465, Franschhoek

STELLENBOSCH 7600 | TEL 021 501 3800 | www.tv3.co.za

Appendix 5:

Municipal Infrastructure Services memorandum,
dated 28 November 2025.



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Kurt Titus
Date ▫ Datum:	28 November 2025
Our Ref ▫ Ons Verw:	Civil LU 2966
Town Planning Ref:	LU/19316 – TP1244/2025
Re ▫ Insake:	Erf 3465, Franschhoek: Application in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023), to subdivide Erf 3465, Franschhoek into four (4) portions of Portion 1 ($\pm 372\text{m}^2$), Portion 2 ($\pm 2322\text{m}^2$), Portion 3 ($\pm 1046\text{m}^2$) and a Remainder ($\pm 3374\text{m}^2$). -The consolidation in terms of Section 15(2)(e) of the said Bylaw, of Portion 1 ($\pm 372\text{m}^2$) with Erf 643, Franschhoek.

Details, specifications and information reflected in the following documents refer:

- Civil Engineering Services Concept Layout Plan by BSi Consult_ Reference 9520/01A (Annexure A) _
- Subdivision & Consolidation Plan (Annexure B) by TV3 _ Project no: 4084-P_ 06 August 2025

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

1. Water Services

- 1.1 Each erf must have its own water connection point.
- 1.2 The existing water connection on Remainder 3465 and Remainder 643 must remain in place and a new water service connection point must be installed for Portion 3 and Portion 2.
- 1.3 The cost of the installation of the water connection for Portion 3 and Portion 2 is for the account of the applicant.
- 1.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the water connection.
- 1.6 Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new water connection.

2. Sewer Services

- 2.1 Each erf must have its own sewer connection.
- 2.2 The existing sewer connection on Remainder 3465 and Remainder 643 must remain in place and a new sewer service connection point must be installed for Portion 3 and Portion 2.
- 2.3 The cost of the installation of the water connection for Portion 3 and Portion 2 is for the account of the applicant.
- 2.4 A servitude measuring 2 meters in width shall be registered over the proposed link sewer service pipeline traversing Portion 3 in favor of Portion 2. The registration of said servitude shall be finalized prior to the issuance of any clearance certificate.
- 2.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the sewer connection.
- 2.6 Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new sewer connection.

3. Site Access

- 3.1 The developer is responsible for ensuring that each erf has access from the public road into the respective properties, this includes dropping of curbs or sidewalks to gain access.
- 3.2 The cost of the installation of the access is for the account of the applicant.

3.3 The proposed entrance for Portion 1 lies in proximity to a municipal stormwater curb inlet. All expenses incurred in its relocation or modification shall be the sole responsibility of the applicant. Any proposed relocation or modification to the stormwater curb inlet is subject to prior approval by Infrastructure services, Stellenbosch Municipality.

4. Development Charges (DCs)

- 4.1 The following DC's are payable: See Development Charge Calculation attached. 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 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.

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.
- 5.2 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance is issued.

6. Engineering Design Drawing Approval

- 6.1 Before construction begins, detailed design plans for all proposed civil engineering work must be submitted for approval. The services should generally align with the concept engineering services plan (Drawing No. 9520/01A) prepared by BSi Consult, as referenced in **Annexure A**.

7. Floodplain Management

- 7.1 The 1:50 and 1:100-year flood lines of the Stream/River are to be shown on all building plans submitted for Portion 2 and Portion 3. The flood lines are to be verified by a suitably qualified registered engineering professional. Where flood lines have not previously been determined, the Developer must procure the services of a suitably

qualified registered engineering professional to undertake such determinations at his/her own cost. No new development will be allowed under the 1:100-year flood line.

- 7.2 The floor level of all buildings be built at least 100 mm above the 1:100-year flood level. These levels must be indicated on all building plans submitted for portion 2 and Portion 3 and must be certified by a Registered Professional Engineer.

KTitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2966 (Ku) Erf 3465 Franschhoek (LU-19316 TP1244-2025)\2966 () Erf 3465 Franschhoek (LU-19316 TP1244-2025).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	LU 2966/2025
Development Name:	
Date:	26 November 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Franschhoek
School/ECD Category (Select Quinile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	3465 & 643
DC Parameters Reference:	Subdivision & Consolidation Plan_ Project no: 4084-P_ tv3 planners_ Date: 08/08/2025_ GW

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	k/day	k/day	ha°C	1/week	trips/day		persons		
Total Increased Services Usage:	2.8	1.45	0.116	0.08	8		8		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	2.80	1.45	0.11600	0.080	8.0		8		
Charges before adjusting for positive only, before Deductions	R 89 992.16	R 57 086.41	R 18 980.09	R 8 471.87	R 67 174.24	R 241 704.78	R 33 412.08	R	275 116.86
Charges adjusted for positive only, before Deductions	R 89 992.16	R 57 086.41	R 18 980.09	R 8 471.87	R 67 174.24	R 241 704.78	R 33 412.08	R	275 116.86
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	-
Total Development Charges Payable (excluding VAT):	R 89 992.16	R 57 086.41	R 18 980.09	R 8 471.87	R 67 174.24	R 241 704.78	R 33 412.08	R	275 116.86
VAT:	R 13 498.82	R 8 562.96	R 2 847.01	R 1 270.78	R 10 076.14	R 36 255.72	R 5 011.81	R	41 267.53
Total Development Charges Payable (including VAT):	R 103 490.99	R 65 649.37	R 21 827.11	R 9 742.65	R 77 250.37	R 277 960.50	R 38 423.89	R	316 384.39

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	<i>K Titus</i>
Notes:	Credit for Mother Erf > 1000m2 & > 500m2 (Erf 3465 & Remainder 643)

PK

Franschhoek

Land Use Category		Unit Type		Existing Usage		Proposed New Usage		Increased Usage	Development Charge Levied (excl VAT)							Community	Total
	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)	Yes	
Residential	Single Residential >1000m2	du		1			4		2	R 115 704.21	R 82 676.87	R 23 561.49	R 12 707.81	R 100 761.36	R 335 411.74	R 50 116.12	R 385 528.86
	Single Residential >500m2	du		1					-1	R 25 712.05	R 25 590.46	R 4 591.40	R 4 235.94	R 33 567.12	R 93 706.96	R 16 705.04	R 110 411.00
	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/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	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 -
	Farm Market	etail							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 -
Commercial	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 - 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/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 -
(Based on equivalent demands)		n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Total Area:		0						Total Area:	0	R -	R -	R -	R -	R -	R -	R -	R -

Charges before adjusting for positive only, before Deductions		R 89 992.16	R 57 086.41	R 18 980.09	R 8 471.87	R 67 174.24	R 241 704.76	R 33 412.08	R 275 116.86
Deductions per service (from usage reductions)		R 89 992.16	R 57 086.41	R 18 980.09	R 8 471.87	R 67 174.24	R 241 704.76	R 33 412.08	R 275 116.86
Discount Deduction (%)		R -	R -	R -	R -	R -	R -	R -	R -
Additional Deduction per service - from Service Agreement (sum)		R -	R -	R -	R -	R -	R -	R -	R -
Sub Total after Adjustments and Deductions (excluding VAT)		R 89 992.16	R 57 086.41	R 18 980.09	R 8 471.87	R 67 174.24	R 241 704.76	R 33 412.08	R 275 116.86
VAT		R 13 488.82	R 8 502.86	R 2 947.01	R 1 270.78	R 10 076.14	R 36 255.72	R 5 011.81	R 41 267.53
Total Development Charges		R 103 480.98	R 65 589.27	R 21 927.10	R 9 742.65	R 77 250.38	R 277 960.50	R 38 423.89	R 316 384.39