STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18463 (TP949/2024)
Our File Reference Number: Erf 2241& 7337, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M[redacted]

Sir

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 2241 & 7337, STELLENBOSCH

1. The above application refers.

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

3. That the following application(s) in terms of Section 15(2)(f) for the removal of restrictive title conditions, in terms of Stellenbosch Municipal Land Use Planning Bylaw to allow the development of a block of flats on registered consolidated Erf 18844, Stellenbosch by removing the following conditions:

    3.1. *Condition 1.B.(a)* of *Title Deed T58175/2025* - The above lot shall be utilized for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected on the said lot, subject to the Conditions of Clause 4 thereof.

    3.2. Condition 1.B.(e) of *Title* Deed *T58175/2025* - All buildings shall be erected not less than 6.30 metres from the front or street boundary line of the lot, and not less than 3.15 metres from the side and back boundary of the lot.

    3.3. *Condition 1.B.(f)* of Title *Deed T58175/2025* - The above lot being sold exclusively for residential purposes, no trade or business with *the* exception of private hotels or boarding houses, shall be carried on thereon.

    3.4. *Condition II.B.6 of Title Deed T58175/2025 - (As regards the Figure A, B, C, e,d on Diagram SG Number 2818/2023)* The above lot being sold exclusively for residential purposes, no trade or business with the exception of private *hotels* or boarding houses, shall be carried on thereon.

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

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

   4.1. 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.

   4.2. 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.

   4.3. The development be implemented in accordance with the Site Development Plan, Project No: PA-2036, Page No: 006-000 to 006-003, dated: 07/23/23 and 18/10/23, drawn by Paragon Architects, dated: 24-01-16 and 24-01-11, drawn by Paragon Architects, attached as **Annexure C**.

   4.4. Building plans be generally in accordance with the Site Development Plan, Project No: PA-2036, Page No: 006-000 to 006-003, dated: 24-01-16 and 24-01-11, drawn by Paragon Architects, attached as **Annexure C**.

   4.5. Conditions imposed by the Infrastructure Services Department as contained in the memorandum dated 3 June 2025 & 19 July 2024, and attached as **Annexure D**, be complied with.

   4.6. 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, to the satisfaction of the Directorate Infrastructure Services.

   4.7. The approval only comes into effect once the relevant title deed has been endorsed by the registrar of deeds.

   4.8. The approval may not be acted upon prior to the issuing of a certificate of consolidated title.

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

   5.1. The proposal complies with the applicable development parameters for the subject property in terms of the Stellenbosch Zoning Scheme By-Law.

5.2. The proposed development is considered to be compatible with the existing character and development pattern of the surrounding area.

5.3. The proposal will contribute to the provision of much-needed accommodation within convenient walking distance of the Stellenbosch University and the Stellenbosch Central Business District.

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

6/5/2026.

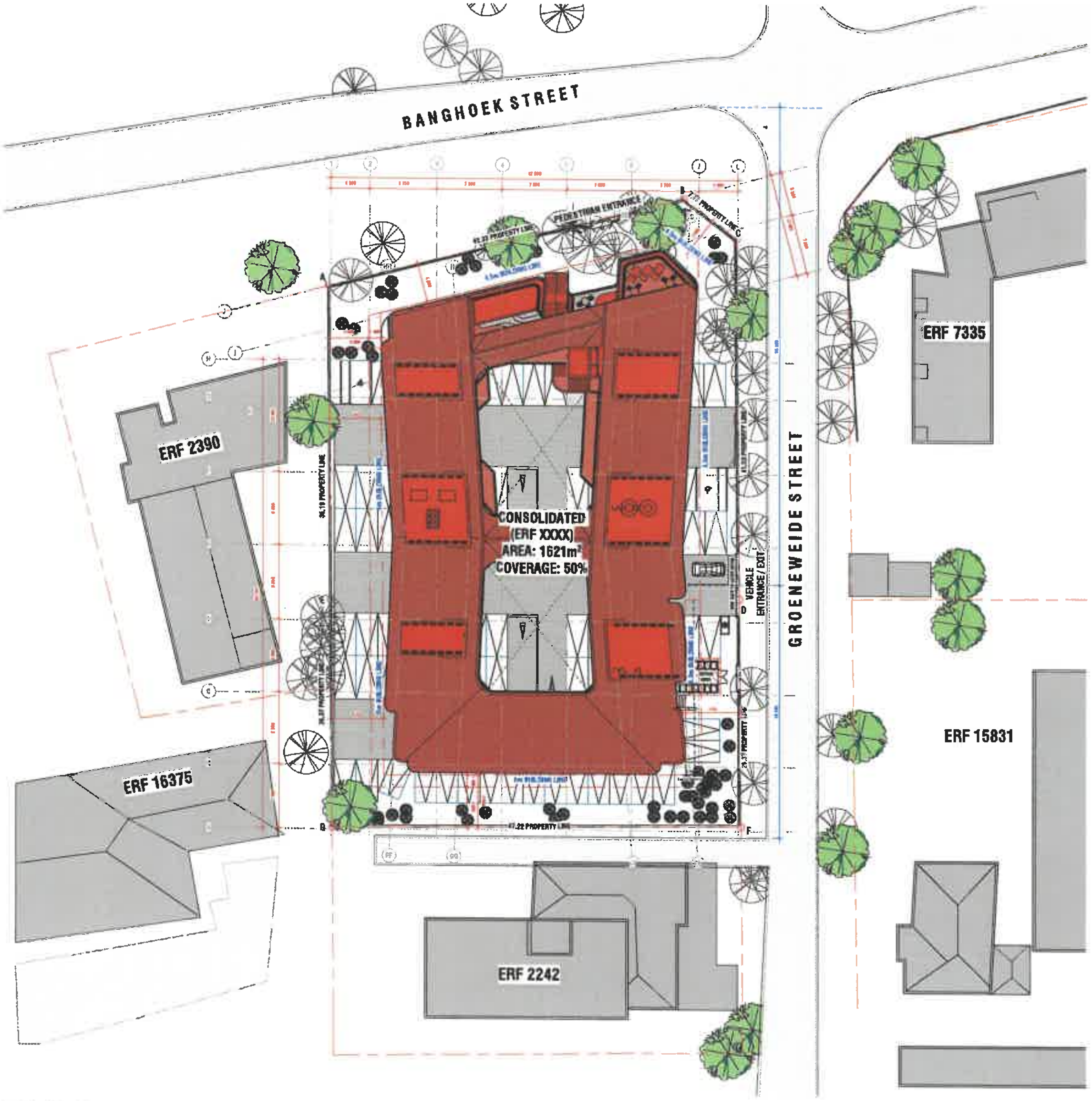
DATE

[redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C



00 Site Plan
SCALE: 1 : 200

LEGEND

Site Locality

APPROVAL

REFUSE AREA CALCULATION /

SCHEDULE OF RIGHTS 197 BH & 7 GW

PROPERTY DESCRIPTION:

SUMMARY

BULK ALLOWANCE - 2408,25m²
BULK ACHIEVED - 2515m²

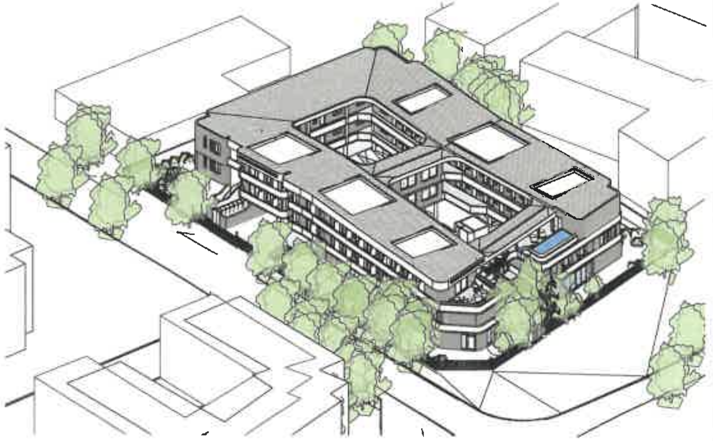
TYPOLOGY MIX

PARKING

Area Schedule (SCHEMATIC) UNIT			
Level	Name	Count	Area
01 First Storey	2 BED	6	274 m²
02 Second Storey	2 BED	4	181 m²
2 BED: 10			455 m²
01 First Storey	CLUSTER	3	220 m²
02 Second Storey	CLUSTER	3	218 m²
CLUSTER: 6			438 m²
01 First Storey	STUDIO - L	2	64 m²
02 Second Storey	STUDIO - L	2	65 m²
STUDIO - L: 4			129 m²
01 First Storey	STUDIO - S	21	463 m²
02 Second Storey	STUDIO - S	18	397 m²
STUDIO - S: 39			860 m²
Grand total: 59			1882 m²

BULK AREA

Parking Schedule	
Family	Count
Disabled Space	2
Disabled Space: 2	2
PA_Parking Space	84
PA_Parking Space: 84	84
Grand total: 86	86



AXONOMETRIC
SCALE:

[redacted]

NOTES

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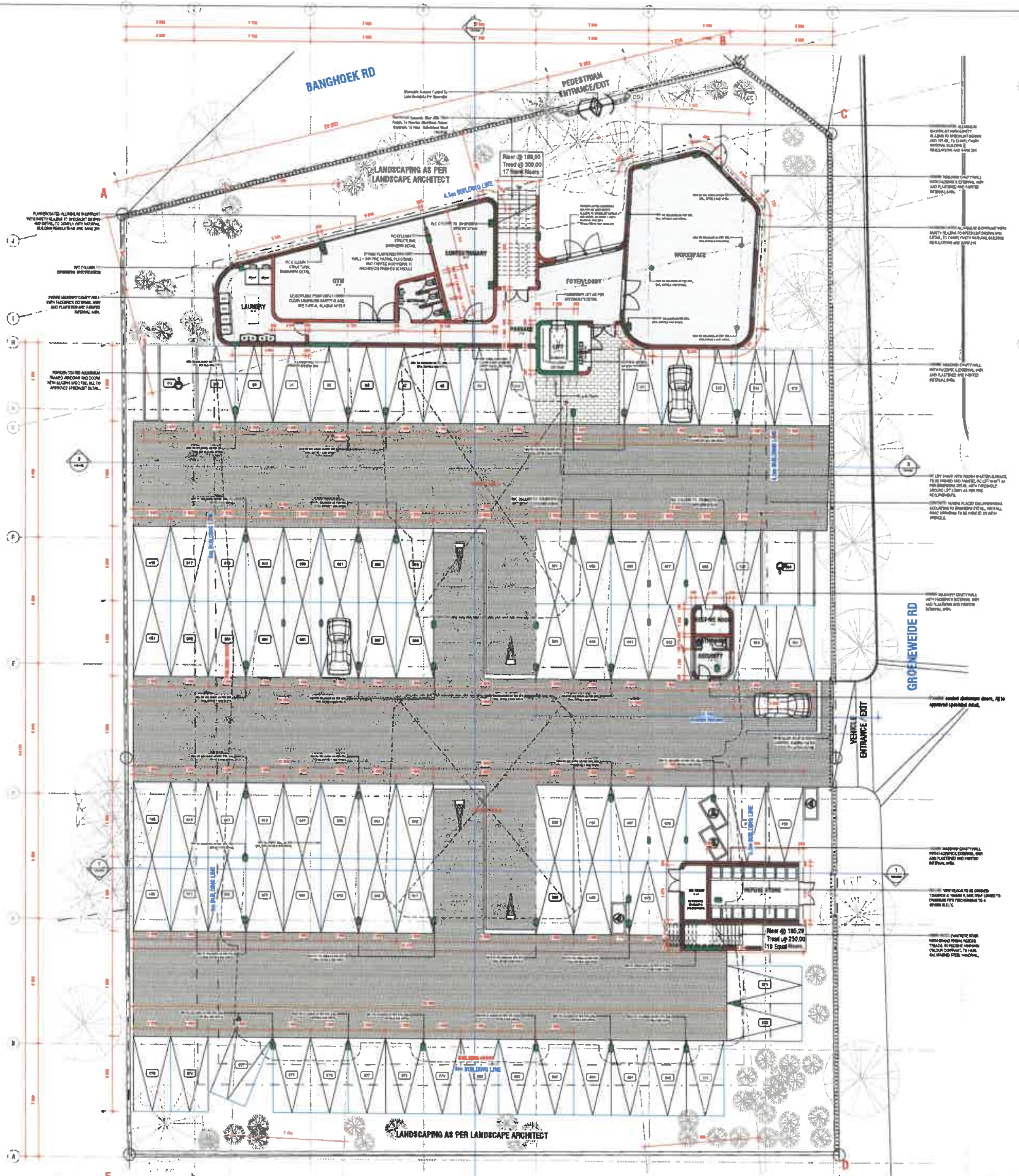
ACTS OF PARLIAMENT

197 BH & 7 GW_STUDENT RES
for
INCRESCOE DEVELOPMENTS

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

SITE PLAN
SCALE: As indicated
PA-2026 006 - 000 A



006-001_GROUND FLOOR Copy 2
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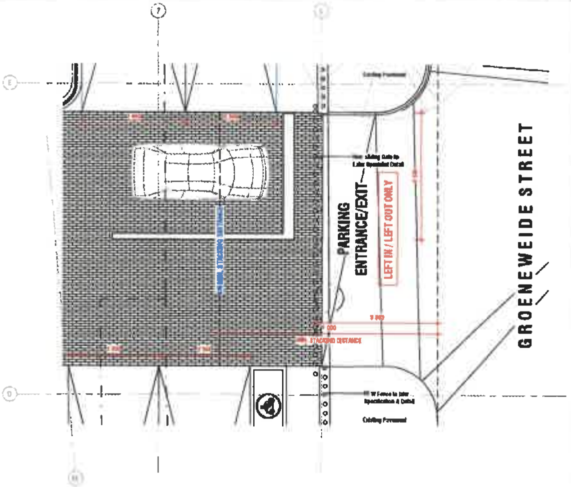

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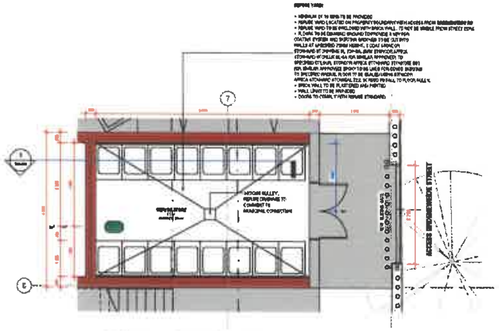

GROUND FLOOR_REFUSE AREA Copy 1
SCALE: 1 : 50

REFUSE AREA CALCULATION /

Volume generated per week = 50 litres x Persons = Litres [illegible]
[illegible] = 50 litres per person / week [illegible]
Persons = [illegible]
[illegible] = Persons = [illegible]
50 litres x [illegible] = 4300 Litres

4300Litres / 240 litre bin = [illegible] bins
1 x 240 litre bin = 1,10m²
Bin area = [illegible] m² for [illegible] Bins

Area for refuse = [illegible] m²
Area provided = 21,00 m²

APPROVAL

[illegible]
CLIENT
SIGNATURE | DATE
PARAGON ARCHITECTS PTY (LTD)
ARCHITECT | REG. NO.
SIGNATURE | DATE

[redacted]

LEGEND

	BUILDING LINES
	PROPERTY LINE

EXISTING	SERVICE	PROPOSED
	SEWER	
	STORMWATER	
	WATER	

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

GA GROUND FLOOR PLAN

SCALE: As indicated

PROJECT NUMBER	[illegible]	SHEET SIZE	REVISION
PA-2026	006-001	A0	A

INFO | [illegible] | TENDER | CONSTRUCTION

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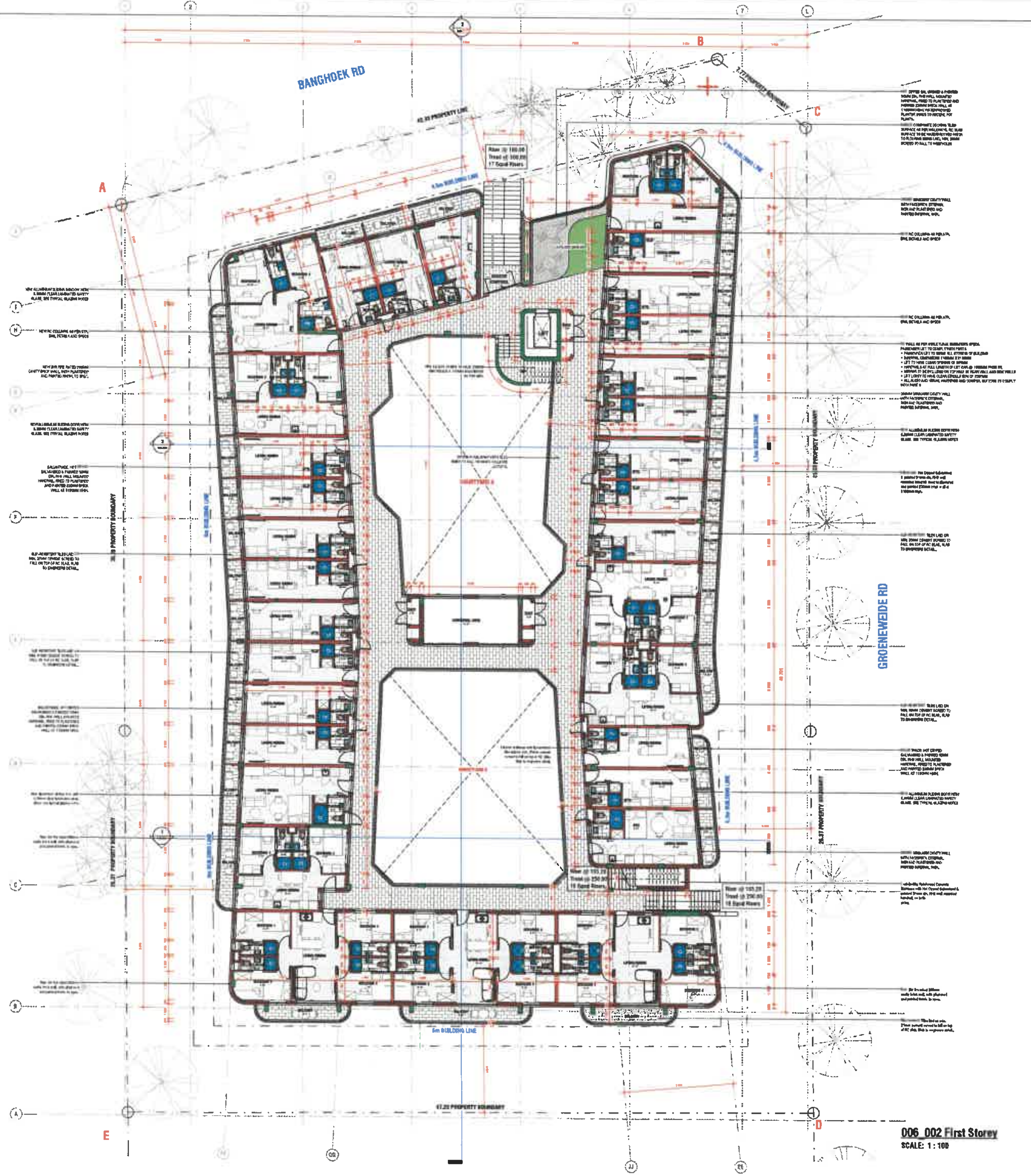

006_002 First Storey

SCALE: 1 : 100

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REV	DATE	BY	DESCRIPTION
A	[illegible]	SP	[illegible]

APPROVAL

[illegible]

CLIENT

SIGNATURE DATE

PARAGON ARCHITECTS PTY (LTD)

ARCHITECT REG. NO.

SIGNATURE DATE

LEGEND

	BUILDING LINES
	PROPERTY LINE

EXISTING	REMOVE	PROPOSED
	SEWER	
	STORMWATER	
	WATER	

[redacted]

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

GA FIRST FLOOR PLAN

SCALE: As indicated

PROJECT NUMBER	DRAWING NUMBER	SHEET SIZE		REVISION
PA-2026	006-002	A0	A0-L	A

INFO | PLANNING | TENDER | CONSTRUCTION

PROJECT DATE	DRAWN BY
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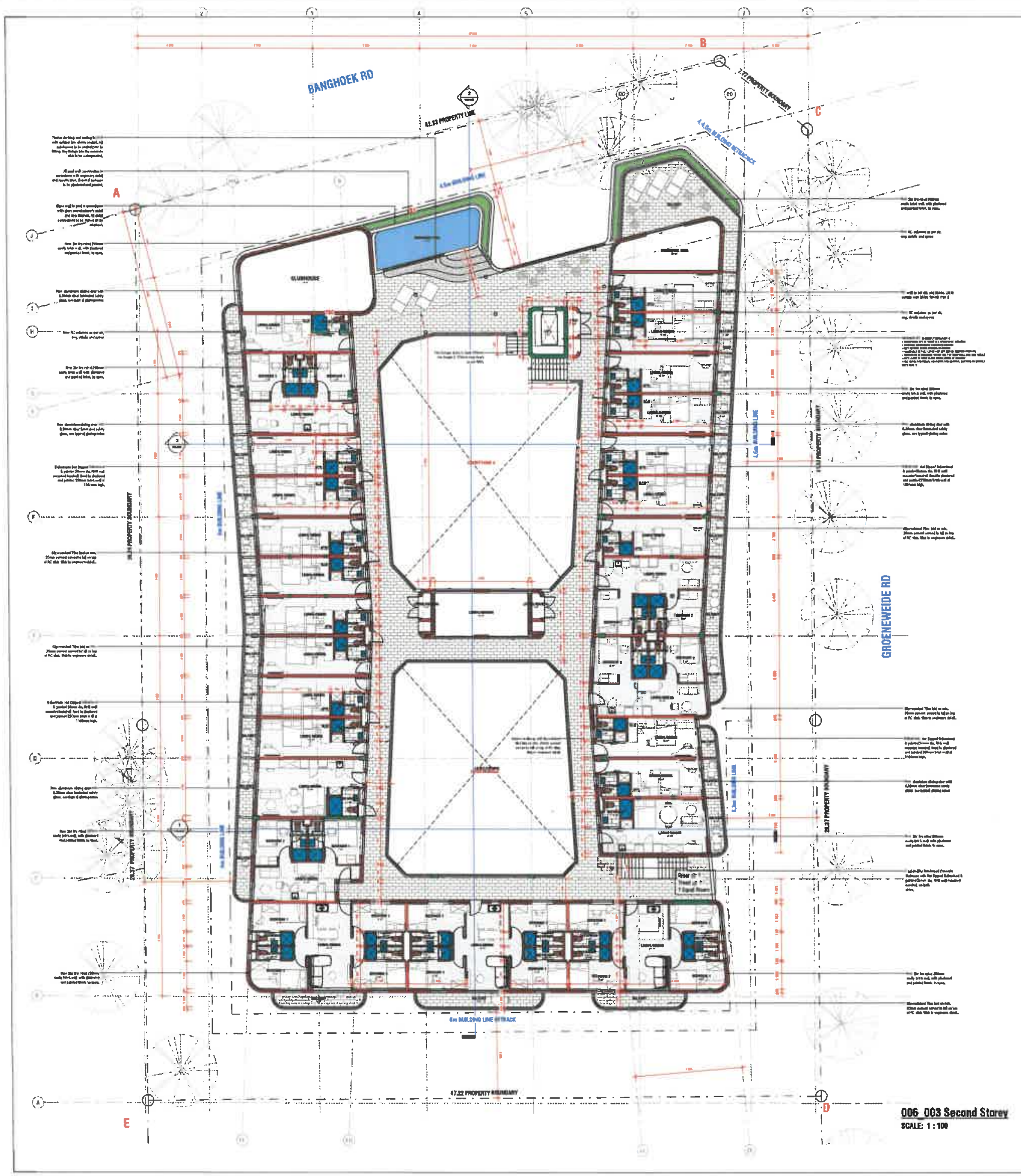
2024/01/16 11:47:13



006_003 Second Storey
SCALE: 1 : 100

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REV	DATE	[illegible]	DESCRIPTION
A	[illegible]	[illegible]	[illegible]

APPROVAL
[illegible]
CLIENT
SIGNATURE DATE
PARAGON ARCHITECTS PTY (LTD)
ARCHITECT REG. NO.
SIGNATURE DATE

LEGEND

BUILDING LINES
PROPERTY LINE

EXISTING	SERVICE	PROPOSED
	SEWER	
	STORMWATER	
	WATER	

[redacted]
INCRESCUE DEVELOPMENTS

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

GA SECOND FLOOR PLAN

SCALE: As indicated

PROJECT NUMBER	DRAWING NO.	SHEET SIZE		REVISION
PA-2020	006-003	A0	A0-L	A

SPD	COUNCIL	TENDER	CONSTRUCTION

PROJECT DATE [illegible]
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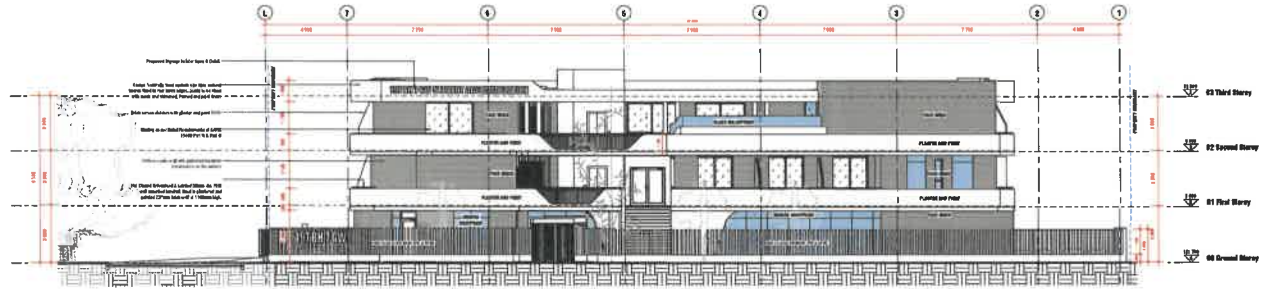
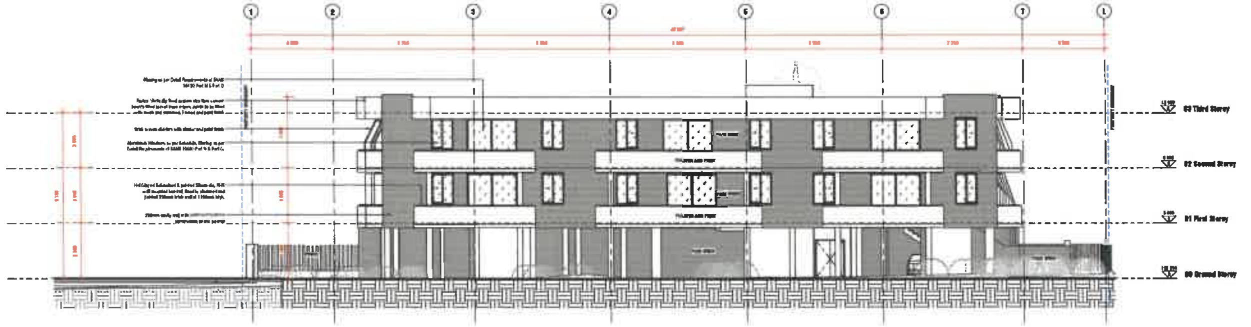


006-004.01_GA - North Elevation

SCALE: 1 : 100



006-004.02_GA - South Elevation

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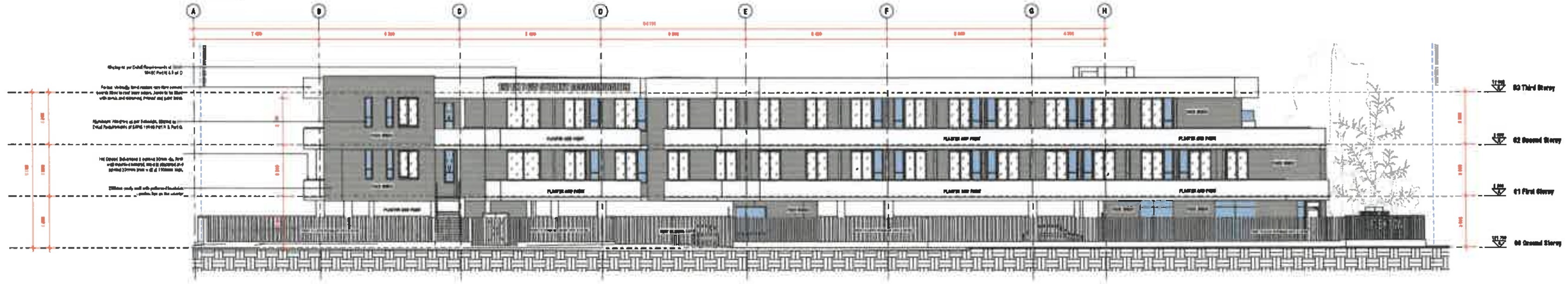

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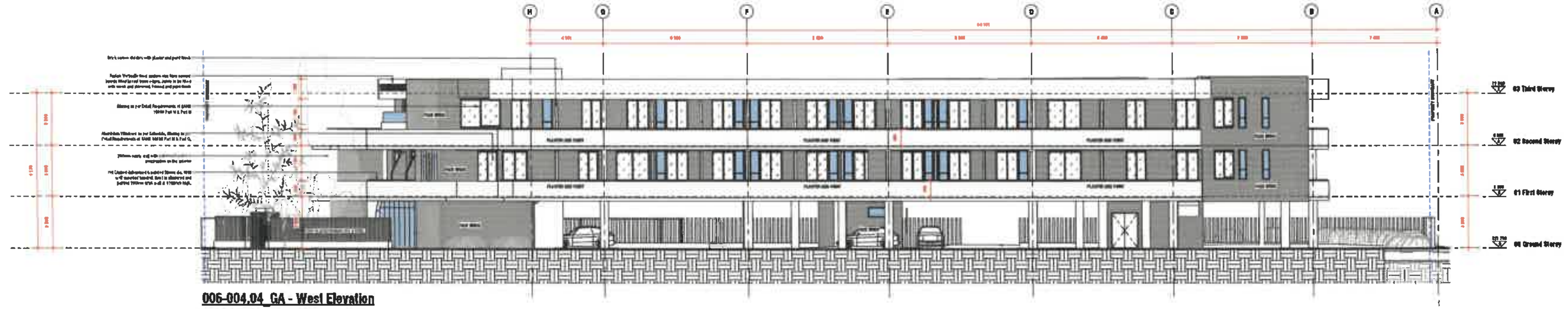

006-004.04_GA - West Elevation

SCALE: 1 : 100

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SIGNATURE	DATE
PARAGON ARCHITECTS PTY (LTD)	
ARCHITECT	REG. NO.
SIGNATURE	DATE

LEGEND

- - - - - -	BUILDING LINES
———	PROPERTY LINE

EXISTING	SERVICE	PROPOSED
— — —	SEWER	———
- - - - -	STORMWATER	———
— — —	WATER	———

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REV	DATE	DRAWN BY	DESCRIPTION
A	[illegible]	[illegible]	[illegible] SUBMISSION

[redacted]

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

GA ELEVATIONS

SCALE: As indicated

PROJECT NUMBER	[illegible]	SHEET SIZE	REVISION
PA-2026	006-004	A4-L	A

INFO	[illegible]	TENDER	CONSTRUCTION

PROJECT DATE	DRAWN BY
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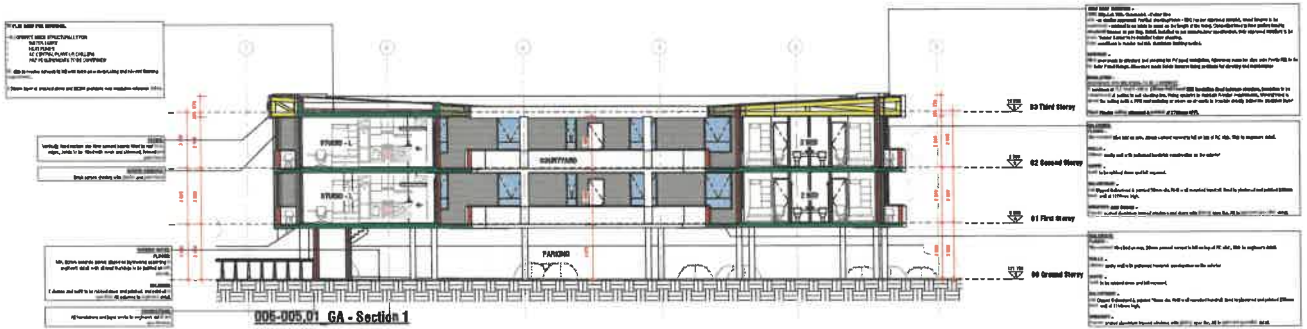

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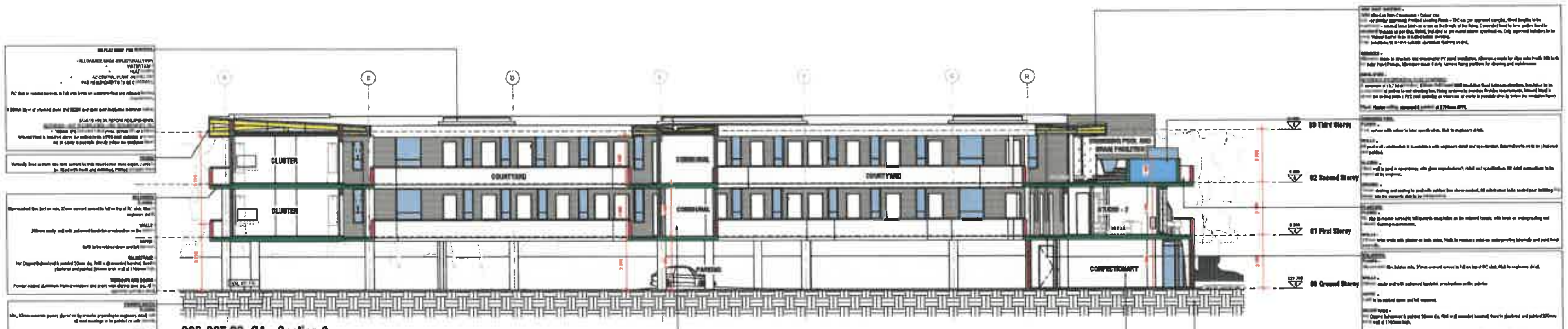

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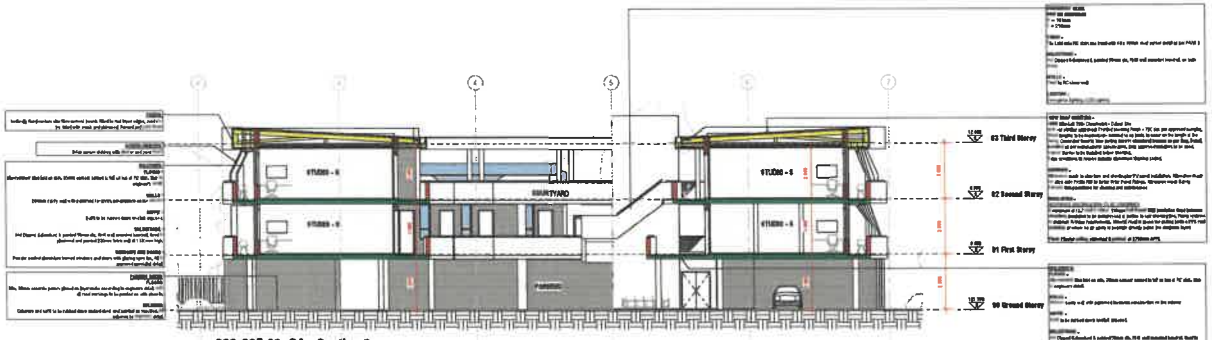

006-005.03 GA - Section 3
SCALE: 1 : 100

APPROVAL

CLIENT

SIGNATURE DATE

ARCHITECT REG. NO.

SIGNATURE DATE

LEGEND

- - - - -	BUILDING LINE	
———	PROPERTY LINE	
EXISTING	SERVICE	PROPOSED
— — —	SEWER	———
- - - - -	STORMWATER	———
— — —	WATER	———

[redacted]

NOTES

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ACTS OF PARLIAMENT

197 BH &7 GW_STUDENT RES

FOR

INCRESCOE DEVELOPMENTS

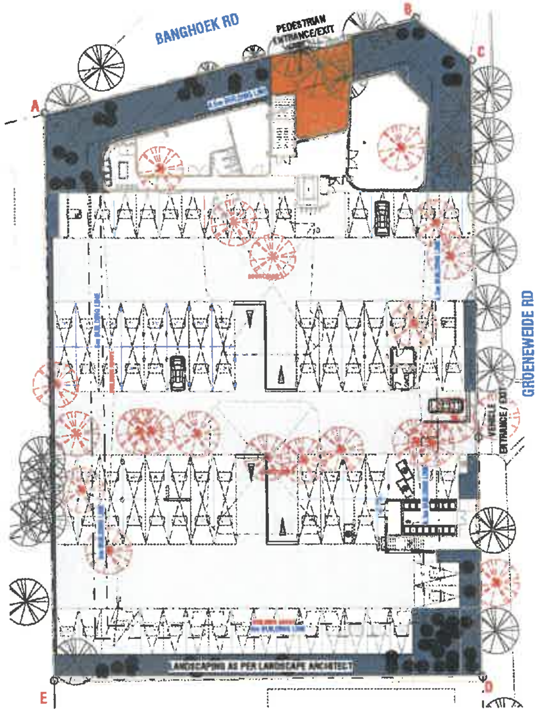
ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

GA SECTIONS

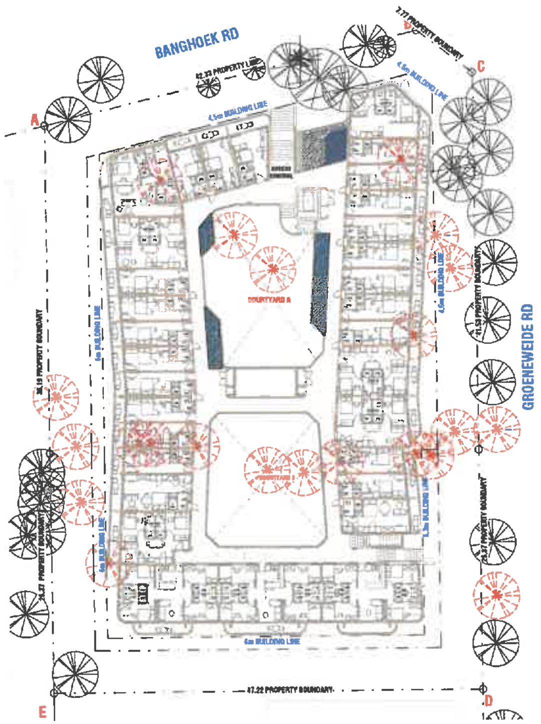
SCALE: As indicated

PA-2020	006-005		A

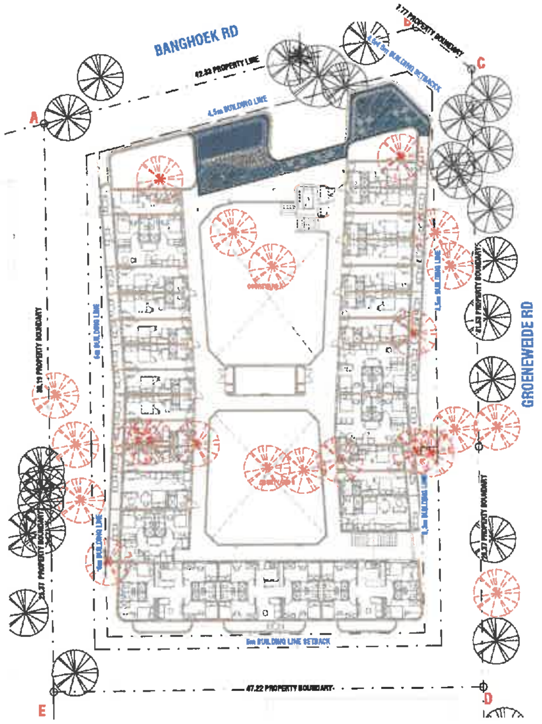
ACTS OF PARLIAMENT



006-001_GROUND FLOOR Copy 1
SCALE: 1 : 200



006_002 First Storey Copy 1
SCALE: 1 : 200



006_003 Second Storey Copy 1
SCALE: 1 : 200

LANDSCAPING LEGEND

NAME	REFERENCE KEY
NEW PLANTING: GRASSES:	🟩
PLANTING MIX	🟦
WALL CREEPERS MIX	🟩
DRIVE WAY PAVER Interlocking brick pavers, with 30% ground cover	⬜
PAVING Klompie brick paver in herringbone pattern (Or Sim)	🟧
EXISTING TREES • To remain	✱
TREES TO BE REMOVED • 1 X PLANE TREE TO BE REMOVED • SHRUBS TO BE REMOVED	

SITE AREA = 3211m²
LANDSCAPE AREA = 701.251m²
COVERAGE = 21.83% (OVER 1.83%)

NOTE: PLANT SPECIES TO BE CONFIRMED BY SPECIALIST

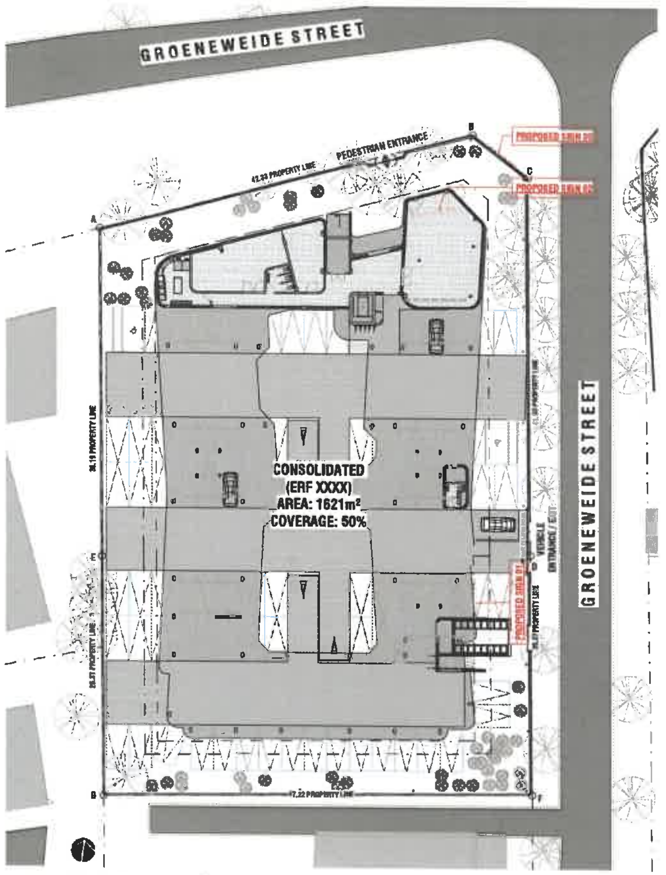
[redacted]

197 BH &7 GW_STUDENT RES
INCRESCOE DEVELOPMENTS

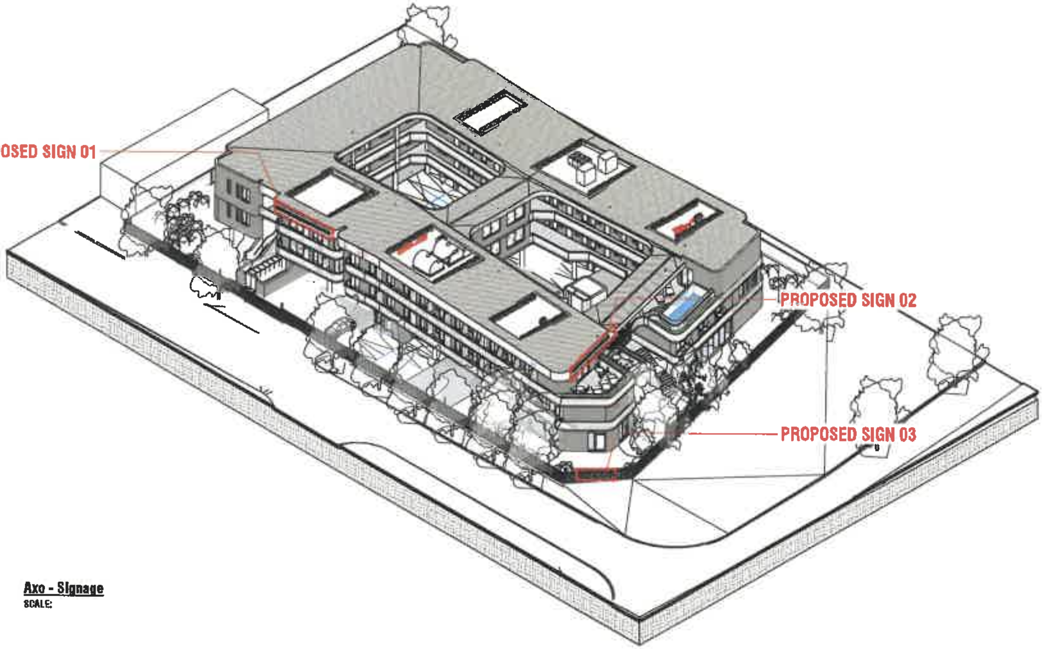
ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

LANDSCAPE PLAN
SCALE: As indicated
PA-2026
006-006
A

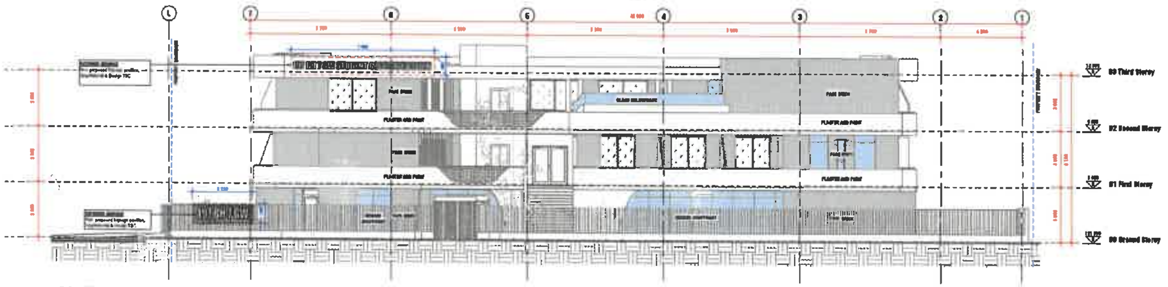
ACTS OF PARLIAMENT
All Contractors shall ensure that, before they commence work, they comply with all the necessary Acts of Parliament of the Republic of South Africa.



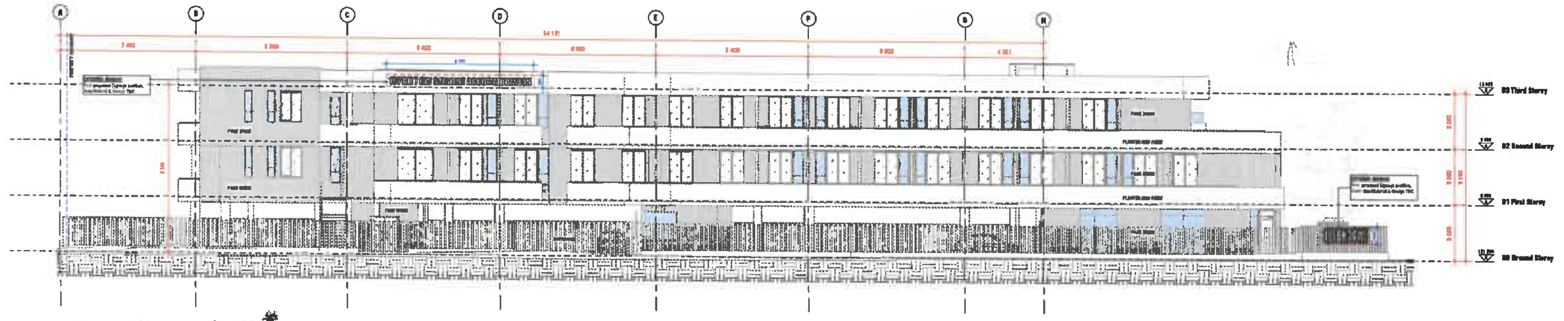
Exterior Signage - 00 Site Plan
SCALE: 1 : 200



Axo - Signage
SCALE:



GA - North Elevation - Signage
SCALE: 1 : 100



GA - East Elevation - Signage
SCALE: 1 : 100

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- This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated.
- All levels and dimensions to be checked on site by the contractor before work is carried out and any discrepancies to be reported to the Architect.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and the regulations promulgated in terms of that Act or the Factories, Machinery and Building Works Act of 1941.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all

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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of

REV	[illegible]	Drawn	[illegible]
A	[illegible]	[illegible]	[illegible] for Submission

APPROVAL
[illegible]

CLIENT

SIGNATURE — DATE

PARAGON ARCHITECTS PTY LTD

ARCHITECT — REG. NO.

SIGNATURE — DATE

[redacted]

INCRESCOE DEVELOPMENTS

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

EXTERIOR SIGNAGE

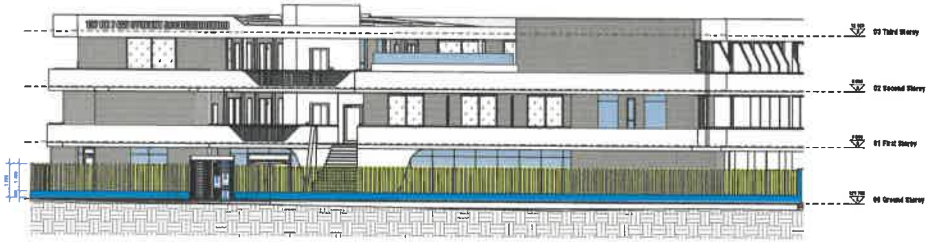
SCALE: As indicated

PROJECT NUMBER	[illegible]	SHEET SIZE	REVISION
PA-2026	006-007	A4-L	A

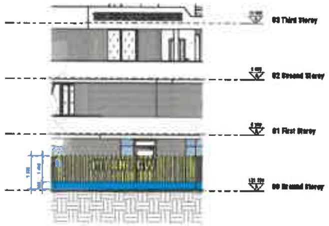
INFO | COUNCIL | TENDER | CONSTRUCTION

PROJECT DATE [illegible] — DRAWN BY [illegible]

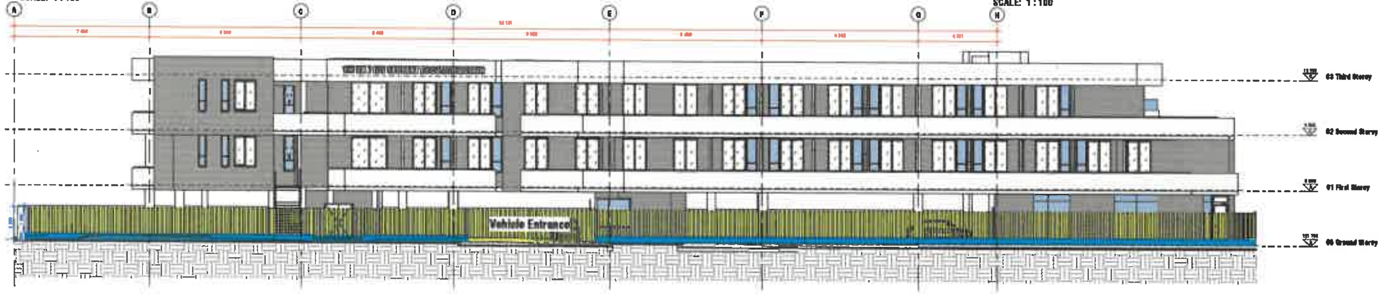
2024/01/18 11:56:06 C:\Users\[illegible]



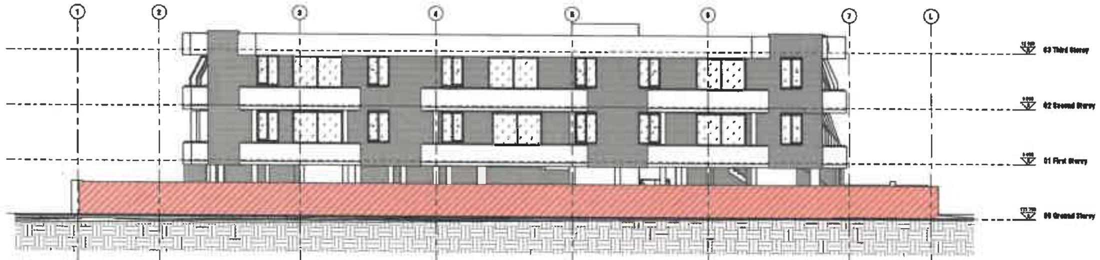
BW - Section A
SCALE: 1 : 100



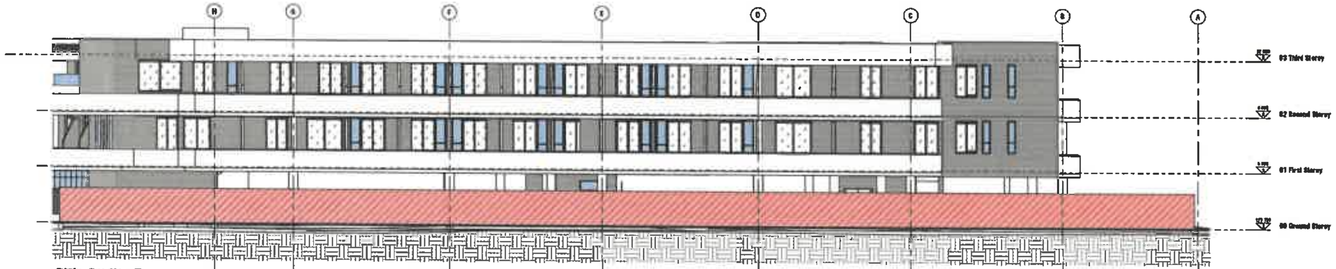
BW - Section B
SCALE: 1 : 100



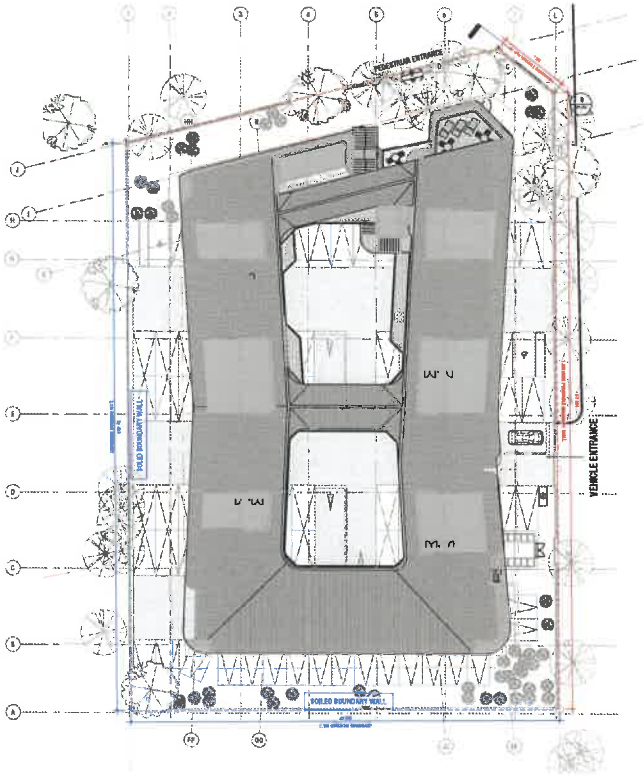
BW - Section C
SCALE: 1 : 100



BW - Section D
SCALE: 1 : 100

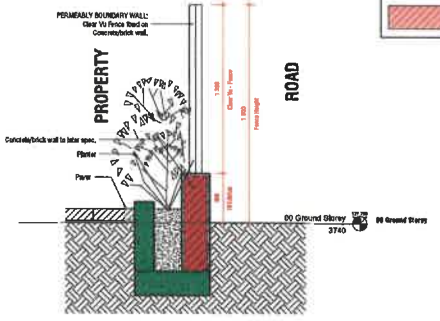


BW - Section E
SCALE: 1 : 100



00 Site - Boundary Wall
SCALE: 1 : 200

	MATERIAL	COVERAGE	PERCENTAGE
🟨	CLEAR VU (PERMEABLE)	199m²	70%
🟦	BRICK/CONCRETE (SOLID)	83m²	30%
▨	EXISTING WALL (SOLID)	-	-



BOUNDARY WALL DETAIL
SCALE: 1 : 15

[redacted]

APPROVAL

CLIENT

SIGNATURE DATE

ARCHITECT REG. NO.

SIGNATURE DATE

197 BH & 7 GW_STUDENT RES

FOR

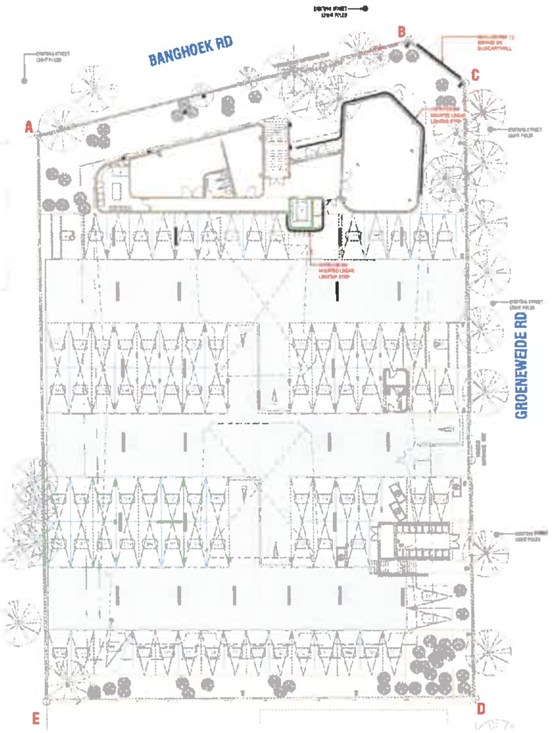
INCRESCOE DEVELOPMENTS

ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

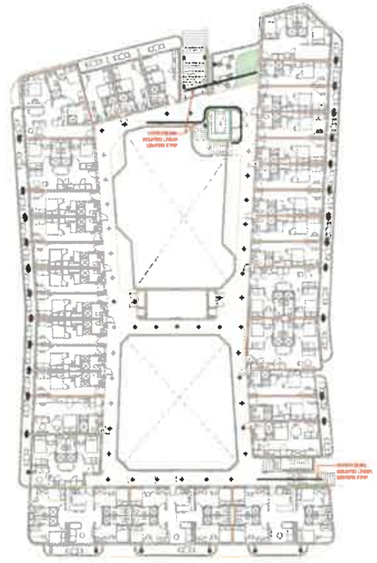
BOUNDARY WALL/FENCE

SCALE: As indicated

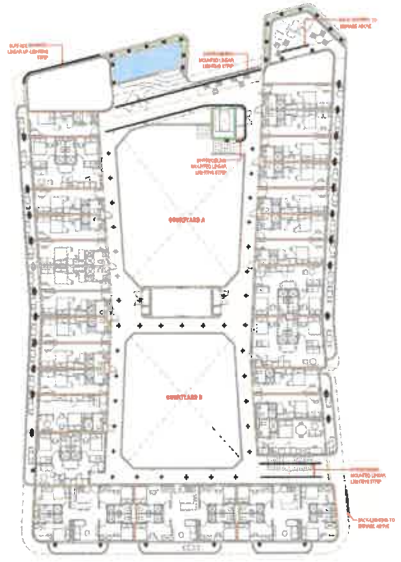
PA-2026
008-008
A



006-001 Ground Floor_External Lighting
SCALE: 1 : 200



006_002 First Floor_External Lighting
SCALE: 1 : 200



005_003 Second Floor_External Lighting
SCALE: 1 : 200

EXTERNAL LIGHTING LEGEND	
NAME	REFERENCE KEY
WALL MOUNTED/RECESSED FOOT LIGHTING	▬
FLOOR MOUNTED UP LIGHTING	✸
CEILING/SOFFIT MOUNTED DOWNLIGHTS	⊕
FLOOR MOUNTED LIGHT POSTS	●
CEILING/ SOFFIT MOUNTED FLUORESCENT LIGHTING	═
EXISTING STREET LIGHTING	◉

EXTERNAL LIGHTING LEGEND
SCALE: 1 : 10

[redacted]

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197 BH &7 GW_STUDENT RES
INCRESCOE DEVELOPMENTS
ERF 7337 / 2241
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

EXTERNAL LIGHTING PLAN
SCALE: As indicated
PA-2026 006-009 A

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

File

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:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**03 June 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2894**
Town Planning Ref:	**LU/18463 – TP949/2024**
Re ▫ Insake:	**Erf 2241, Stellenbosch: Application made in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for the removal of the restrictive title condition B. (a) on Erf 2241, Stellenbosch which states: •The above lot shall be utilised for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected on the said lot, subject to the conditions of Clause 4 thereof..**

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
09 JUN 2025
RECEIVED

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

1. **All conditions set out in the approval memo (civil reference: LU 2715) dated 19 July 2024, remain applicable and unchanged.**

FILE NR: E 2241 S
SCAN NR:
TOR NR:

KTitus

Kurt Titus
Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2894 (Ku) Erf 2241 Stellenbosch (LU-18463 TP949-2024)\2894_0 Erf 2241 Stellenbosch (LU-18463 TP949-2024).doc

TK

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:	**19 July 2024**
Our Ref ▫ Ons Verw:	**Civil LU 2715**
Town Planning Ref:	**LU/16843**
Re ▫ Insake:	**Erf 2241 & 7337, Stellenbosch: Application for permission required in terms of a condition of approval in terms of section 15(2)(l) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for a Site Development Plan approval on consolidated Erf 18844, Stellenbosch.**

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

- Proposed Site Development Plans No. 197 BH &7 GW_STUDENT RES, By Paragon Architects, dated 08 October 2023.
- TIS report, 02 April 2024 by UDS Africa
- Report on Civil Engineering Services, by Struxit Projects, dated 02 May 2024.
- GLS water and sewer analysis report dated 24 April 2024.

These comments and conditions are based on the following proposed development parameters:

Total Units:	59 apartments
Total GLA:	860m^2

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

The development is recommended for approval, subject to the conditions as stated below:

1. Water

1.1 SSW6.11: new 250 Ø mm water pipeline upgrade has been triggered to improve network conveyance and must be installed by the developer (see below Water Master Plan 2019 snipped)

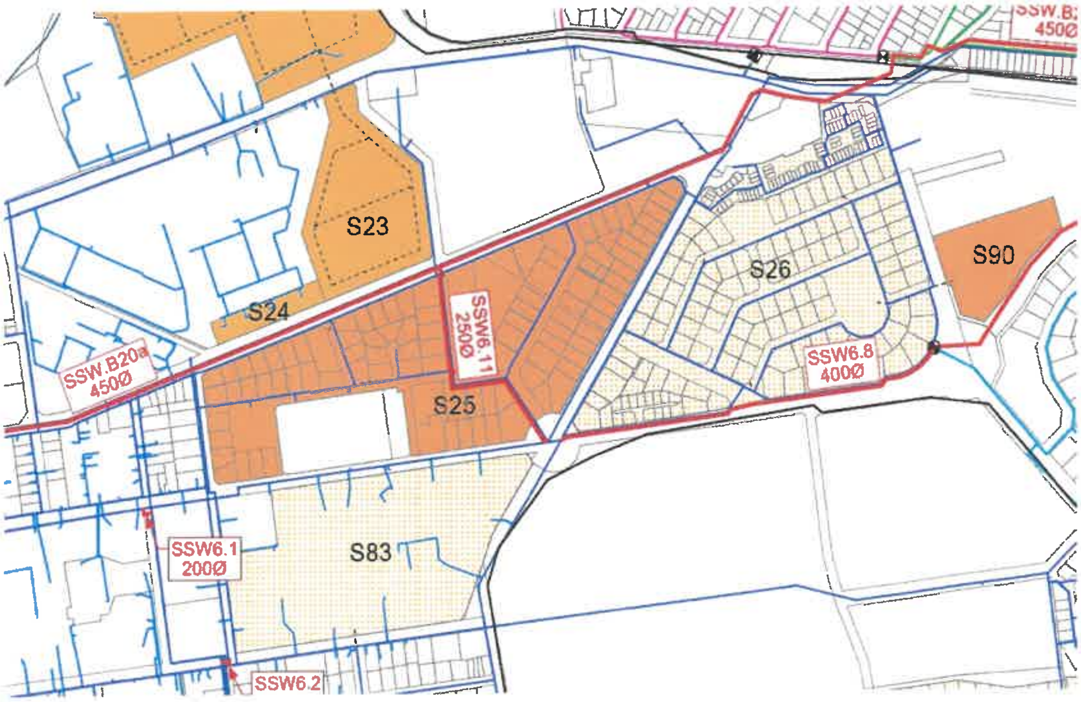
1.2 The new proposed 250 Ø mm water pipeline must tie into existing 300 Ø mm AC water main in Banghoek street and to the 200 Ø mm AC water main at the Cluver Circle.

1.3 This upgrade can be offset from Development Charges.

1.4 Any shortfall will be for the account of the developer.

1.5 A DC agreement must be entered into before any work commence.

1.6 A new water connection for the proposed development must be installed to the new proposed 250 Ø mm water pipeline in Groeneweide Road.



2. Sewer

2.1 The recommended position for connection of the proposed development to the existing sewer reticulation network is to the existing 160 mm Ø pipe in Banghoek Street.

3. Roads

3.1 Provision must be made for an NMT (Non-Motorized Transport) lane on the southern side of Banghoek and Groeneweide street that must be implemented to a minimum width of 2m. A marked-up SDP plan has been attached indicating the general location/position of the side walk. A detailed design done by a professional consultant engineer must be submitted for approval.

4. Ownership and Responsibility of services

4.1 All internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*" and or Owner's Association.

5. Internal- and Link Services

5.1 that the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided.

Any alterations to existing services necessitated by the new development will be for the Developer's cost.

6. Bulk Water Meter

that the "*Developer*" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance gate and that clearance will only be issued if the bulk water meter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid.

7. Engineering Design Drawing Approval

7.1 Detailed design plans must be submitted for approval that include all relevant cross sections, long sections, all connection to new and existing infrastructure and layout plans for all proposed civil engineering work.

Designs to be completed by a professionally registered consultant engineer and submitted to Development, Infrastructure Services, Stellenbosch Municipality for approval, prior to construction.

8. Development Charges (DCs)

8.1 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 i.e. building plan / A final calculation will be provided prior to payment.

8.2 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.

Ktitus

Kurt Titus
Principal: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2715 (Ku) Erf 2241& 7337 Stellenbosch (LU-16843)\Final Memo\2715 () Erf 2241& 7337 Stellenbosch (LU-16843).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	CIVIL LU 2715
Development Name:	Banghoek Development
Date:	12 July 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 2241, 7337
DC Parameters Reference:	DC Calc_ Ref: SDP_ Paragon Architects_ DRW No: PA - 2026_ 160124_REV A_ SP

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:	11.25	10	0.2	1	68.75		100	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	11.25	10.00	0.20000	1.000	68.8		100	
Charges before adjusting for positive only, before Deductions	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
Charges adjusted for positive only, before Deductions	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
VAT:	R 55 579.50	R 54 374.70	R -	R 15 420.00	R 65 412.54	R 190 786.75	R 60 814.70	R 251 601.44
Total Development Charges Payable (including VAT):	R 426 109.50	R 416 872.73	R -	R 118 220.01	R 501 496.15	R 1 462 698.39	R 466 246.00	R 1 928 944.39

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	Ktitus
Notes:	34 Bedroom credit _ See approved building plans below

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
										Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Yes	Yes	No	Yes	Yes		Yes	
Residential	Single Residential >1000m2	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		34			59		25	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
	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 -
	Converted Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	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 -
Non demand	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											

			Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
	Charges before adjusting for positive only, before Deductions		R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
Deduct	Charges adjusted for positive only, before Deductions		R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
	Deductions per service (from usage reductions)		R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%)	Percentage: 0.00%	R -	R -	R -	R -	R -	R -	R -	R -
	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 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
	VAT		R 55 579.50	R 54 374.70	R -	R 15 420.00	R 65 412.54	R 190 786.75	R 60 814.70	R 251 601.44
	Total Development Charges		R 426 109.50	R 416 872.73	R -	R 118 220.01	R 501 496.15	R 1 462 698.39	R 466 246.00	R 1 928 944.39