STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1446/2025
Our File Reference Number: Erf 9219S
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Gideon Roos
First Plan Town Planners
Suite 1, Royale Du Cap
8 Essenhout Crescent
Platteklоof
7500

Sir

APPLICATION FOR CONSOLIDATION, DEPARTURE AND PERMISSION IN TERMS OF THE ZONING SCHEME BYLAW: ERF 9219 AND 9220, STELLENBOSCH.

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows.

3. That the following application(s) in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-law,

   3.1. **Consolidation** in terms of Section 15 (2)(e) of the said By-law of Erf 9219 & 9229 Stellenbosch.

   3.2. **Departure** in terms of Section 15 (2)(b) of the said By-law for a departure to provide 65 parking bays in lieu of 73 required and to allow a built-up coverage of 86.2% in lieu of maximum of 75% in terms of Section 266(4)(b) of the Techno Park Local Area Overlay zone.

   3.3. **Permission in terms of the zoning scheme bylaw**, in terms of Section 15 (2)(g) of the said By-law, to allow a 3rd storey in terms of Section 266(4)(c) of the Techno Park Local Area Overlay zone.

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

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4.1. 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 Council or other legislation or Bylaws or Regulations that may be applicable.

4.2. The development be undertaken generally in accordance with endorsed;

4.2.1 **Consolidation plan**; Plan No FP/1125/1164 dated November 2025 and drawn by First Plan Town Planners and attached as **APPENDIX 2.**

4.2.2 **Site Layout Plan**; Project and Drawing No. 25002-1002, dated 04/11/2025 and drawn by Piet Dekker Architects and attached as **APPENDIX 3.**

4.2.3 **Basement Plan**; Project and Drawing No. 25002-2001, dated 04/11/2025 and drawn by Piet Dekker Architects and attached as **APPENDIX 3.**

4.2.4 **Ground Floor Plan**; Project and Drawing No. 25002-2002, dated 04/11/2025 and drawn by Piet Dekker Architects and attached as **APPENDIX 3.**

4.2.5 **First-Floor Plan**; Project and Drawing No. 25002-2003, dated 04/11/2025 and drawn by Piet Dekker Architects and attached as **APPENDIX 3.**

4.2.6 **Second-Floor Plan**; Project and Drawing No. 25002-2004, dated 04/11/2025 and drawn by Piet Dekker Architects and attached as **APPENDIX 3.**

4.2.7 **Elevation Plan**; Project and Drawing No. 25002-3001, dated 04/11/2025 and drawn by Piet Dekker Architects and attached as **APPENDIX 3.**

4.3. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to approval of any building plans, to the satisfaction of the competent municipal department.

4.4. The conditions relating to municipal infrastructure services imposed by the Director: Infrastructure Services, in their memorandum dated 15 July 2026 and attached as **APPENDIX 4**, be complied with to the satisfaction of the said municipal directorate.

4.5. The new consolidated erf is only allowed one electrical feeder cable to the proposed property, and the second feeder cable must be decommissioned and removed from the new property. The municipal finance department must be notified of the decommissioning of the extra feeder to the consolidated property.

4.6. Appropriate caution be taken during construction, to prevent damages to the existing electrical equipment and services cables in the vicinity, should damages occur, the applicant will be liable for the cost involved repairing damages that occurred due to construction work.

4.7. The approval of the departure to provide 65 on-site parking bays in lieu of the 73 bays required, is strictly linked to the current operational profile and floor area allocation (specifically the dedicated storage component) as reflected on the approved Site layout plans.

4.8. Should the current storage area, or any portion thereof, be converted, repurposed, or redeveloped into active office space, retail or any other business use with a higher parking demand in terms of the Stellenbosch Zoning Scheme By-Law or should the property be alienated to a new owner/operator whose operations do not require the approved storage allocation, the owner/developer shall be obligated to convert the designated storage area to such number of parking bays as required, to achieve full compliance with the applicable Zoning Scheme parking ratios at that time.

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4.9. No building plans for internal alterations, change of land use, or redevelopment of the storage area shall be approved by the Municipality unless accompanied by a revised Site and floor layout plans and parking layout, demonstrating full compliance with the on-site parking requirements of the Stellenbosch Zoning Scheme By-Law, to the satisfaction of the competent municipal departments.

4.10. All costs associated with the structural conversion, demarcation, and provision of the additional parking bays shall be borne solely by the owner/developer.

4.11. 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:
aa) Newly allocated erf numbers
bb) Co-ordinates
cc) Survey dimensions

4.12. The consolidation of Erven 9219 and 9220, Stellenbosch occur prior to building plan submission and that the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and/ or endorsement of the relevant title deed by the Registrar of Deeds.

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

5.1. The proposal unifies an existing single-entity operation across two erven and buildings. Therefore, rationalises the cadastral unit, improves internal site functionality and aligns property boundaries with actual operations without harming neighbouring uses.

5.2. Providing 65 on-site bays against the 59 bays required for the ±1468m² active office component, meet daily staff and visitor demand. The 73-bay requirement in terms of the zoning scheme, is driven by the proposed large storage floor area and the imposed conditions requiring the conversion of storage space upon alienation or higher-demand land use changes, can protects future compliance and prevents road spillover.

5.3. The proposed consolidation and continued use of the existing access will not result in a significant adverse traffic impact on the external road network, as the modest ±220m² increase in GLA generates only 5 additional peak-hour trips, as confirmed by the Traffic Impact Statement.

5.4. Dedicated recreational spaces on all building levels and proximity to Techno Park common open space mitigate the increased built-up coverage from 75% to 86.2% under the Techno Park Local Area Overlay Zone and preserve the precinct amenity.

5.5. Allows a third storey above ground level under the Techno Park Local Area Overlay Zone with special consent. Three-storey buildings are established in Techno Park, including on adjacent sites, so the height and massing fit the local urban form and visual character.

5.6. The proposal aligns with spatial frameworks, zoning provisions and site context and does not set an undesirable precedent or will negatively affect existing rights of surrounding owners.

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6. Matters to be noted:

   6.1. 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.

7. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za.

8. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

9. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

10. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

11. An applicant who lodges a Section 79(2) 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. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

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13. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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

SENIOR MANAGER: DEVELOPMENT MANAGEMENT
Stiaan Carstens

DATE: 24/11/2026 .

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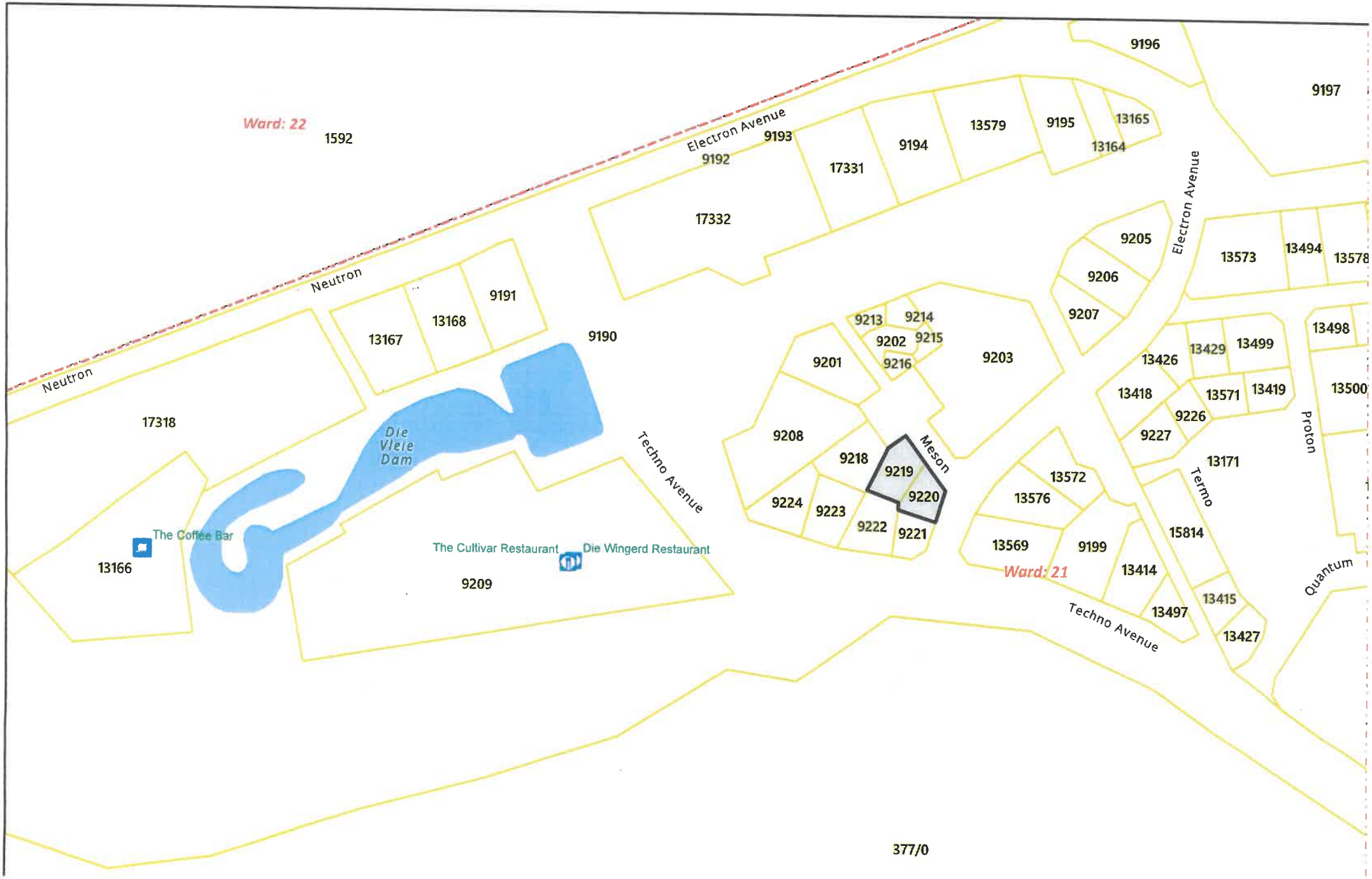
APPENDIX 1

Locality Plan

Locality Plan: Erf 9219 & 9220 Stellenbosch at Tec



Erf 9219 & 20 Tegnopark Zoning



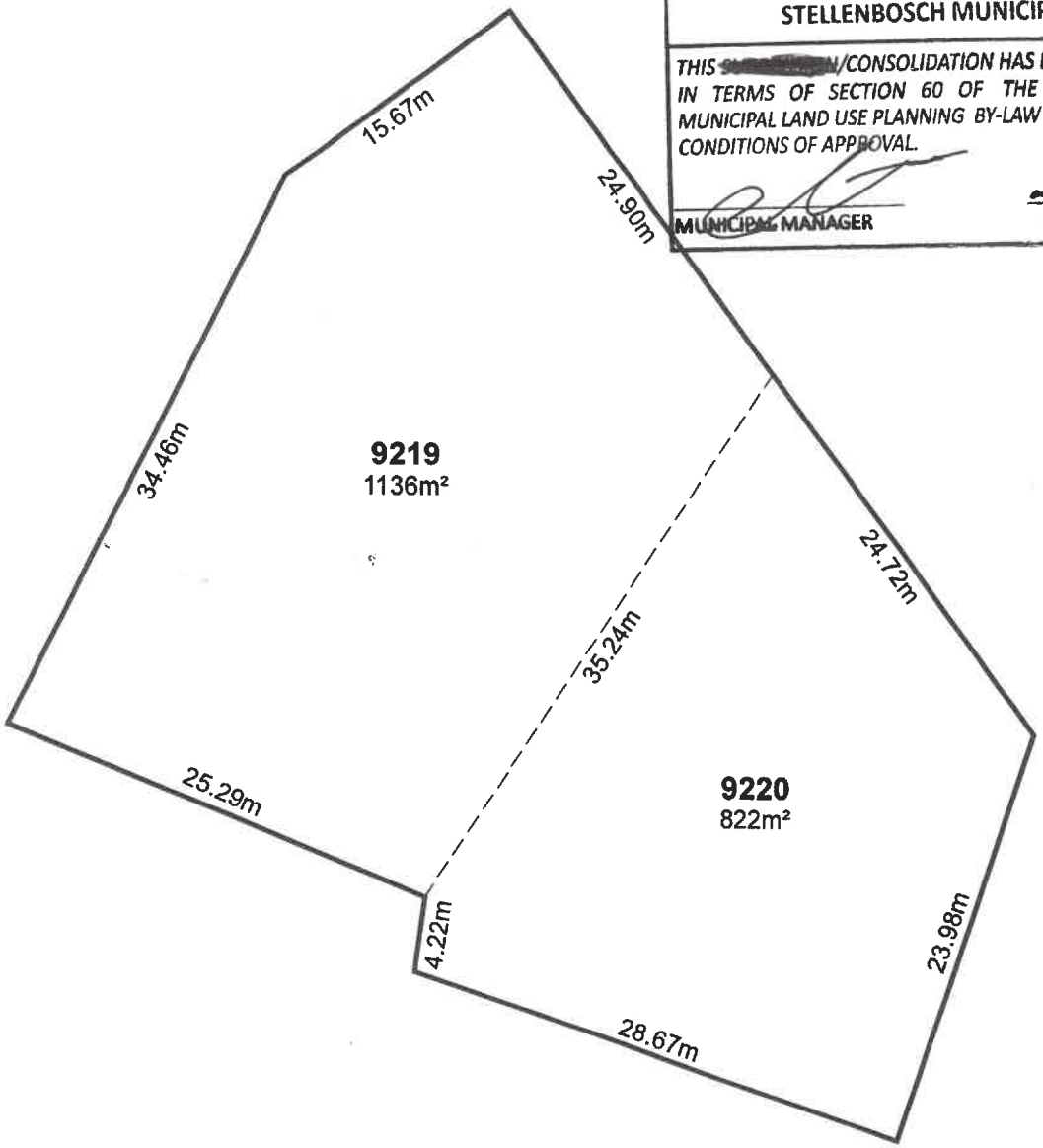
Erf 9219 & 9220 Stellenbosch: Local land Use Indic



APPENDIX 2

The consolidation plan.

CONSOLIDATION PLAN OF ERVEN 9219 and 9220 STELLENBOSCH



STELLENBOSCH MUNICIPALITY

THIS [redacted]/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

DATE 24/11/2026

AERIAL VIEW



GENERAL NOTES

All dimensions are approximate and subject to a detaild site survey and local authority input.

The copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

All additional engineering services requiring servitudes to be indicated and registered to protect them.

Combined property area = 1958m²

AMENDMENTS

REV.	DESCRIPTION	BY	DATE

CLIENT: Campbell Scientific

PLAN NO	FP/1125/1164
DATE	November 2025

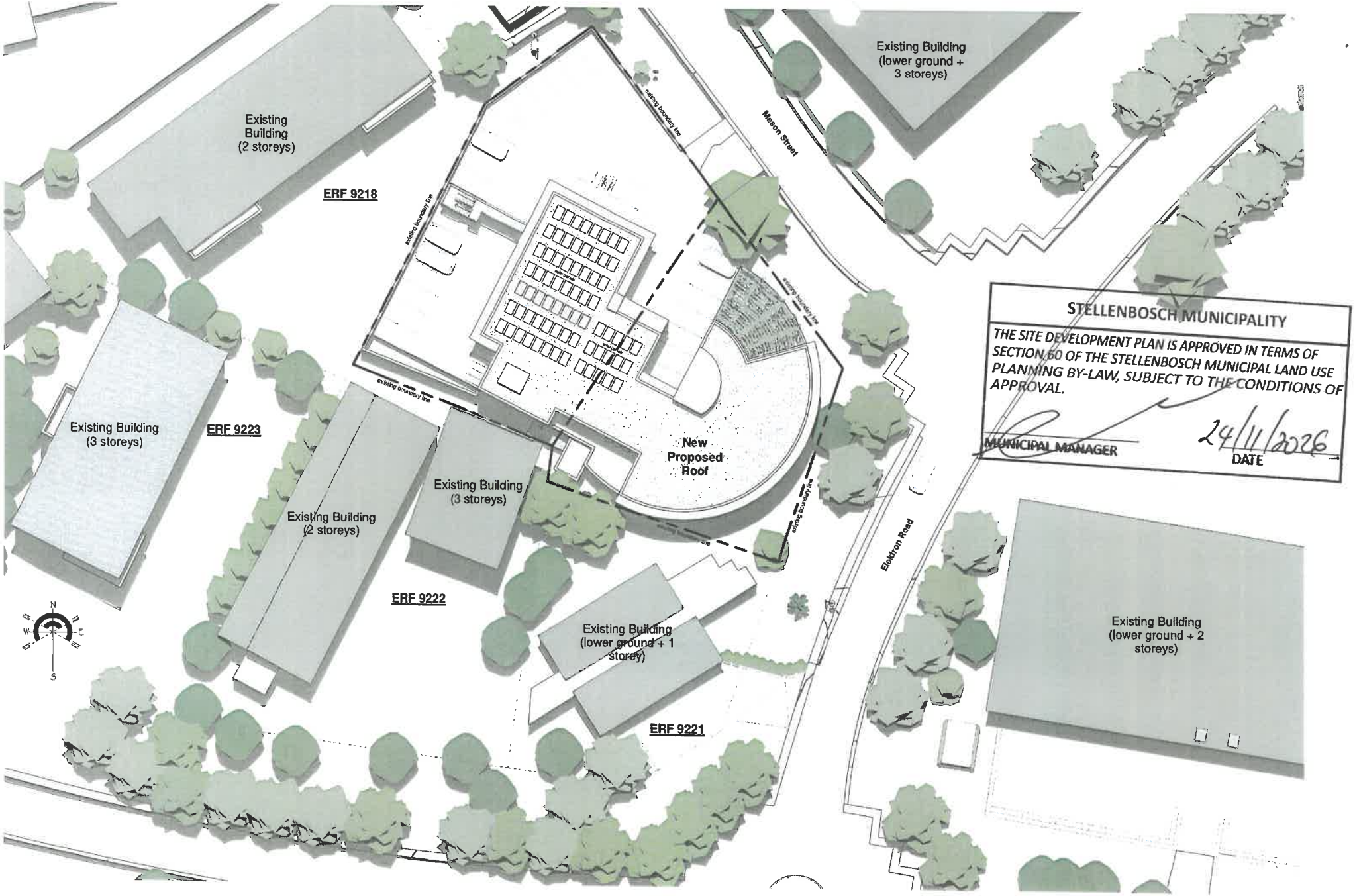
A4 = 1:400

0 2.5 5 7.5 10 12.5 15

[redacted]

APPENDIX 3

Site Layout Plan; The Basement Plan; The Ground Floor Plan; The First-Floor Plan; The Elevation Plan;



STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

24/11/2026
DATE

ORIGINAL DOCUMENT DATE: 08/25/25

REVISIONS:

NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP

1 Site Layout
1 : 200

PIET DEKKER. [redacted]

PROPOSED CAMPBELL SCIENTIFIC OFFICES
[redacted]

TITLE / TITEL:
Site Layout Plan

DRAWN / GETEKEN	CHECKED / NAGEGAAN		REV / WYG	STORED / BERGE	PROJECT AND DRAWING NUMBER
SW	PD	A1	A	2025/11/04 14:50:07	25002 - 1002

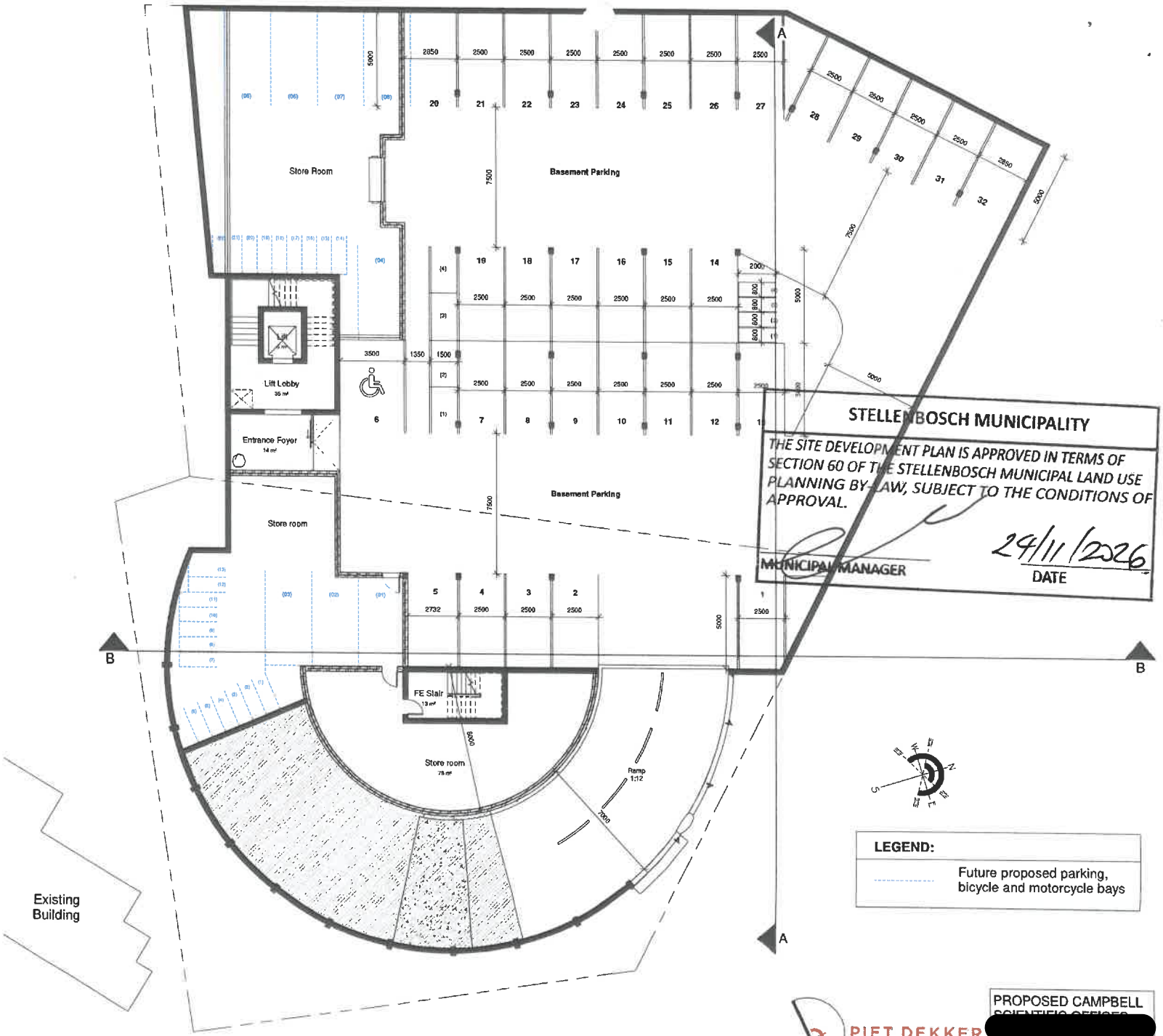
MUNICIPAL

Site Developement Data	
ERF 9219 size:	1136 m²
ERF 9220 size:	822 m²
Consolidated ERF Size:	1958 m²
COVERAGE:	
Permissible coverage:	40% (783.2 m²)
Proposed coverage:	39.8% (780 m²)
GLA:	
Basement:	**143m²**
Store:	248 m²
Ground Floor:	**115 m²**
Store:	107 m²
First Floor:	**605 m²**
Stoep :	32 m²
Second Floor:	**605 m²**
Stoep :	32 m²
Total GLA (excl. stores):	**1468 m²**
Total store area:	355 m²
PARKING:	
Vehicular parking bays:	**65 bays**
(Future) vehicular parking bays:	16 bays
Bicycle bays:	**(19) 3 Bays**
(Future) bicycle bays:	(24) 4 Bays
Motorbike bays:	**(4) 1 Bays**
(Future) motorbike bays:	(0) 0 Bays
Total Parking bays required (excl. stores): *(4 bays / 100m²)*	**59 Bays**
Total Parking bays provided:	**69 Bays**
Total future parking bays provided: (in place of store rooms) :	**20 Bays**
GREEN SPACES:	
Total Green Space provided:	(271 m²) **13.8%**

ORIGINAL DOCUMENT DATE: 08/2025

REVISIONS:

NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP



STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

24/11/2026
DATE

LEGEND:

Future proposed parking, bicycle and motorcycle bays

① -01 - Basement
1 : 100

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DRAWN / GETEKEN: SW | CHECKED / NAGEMAAK: PD | A1 | REV / WYS: A

PROPOSED CAMPBELL [redacted]
STELLENBOSCH
TITLE / TITEL: Basement
MUNICIPAL

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GREEN SPACES:	
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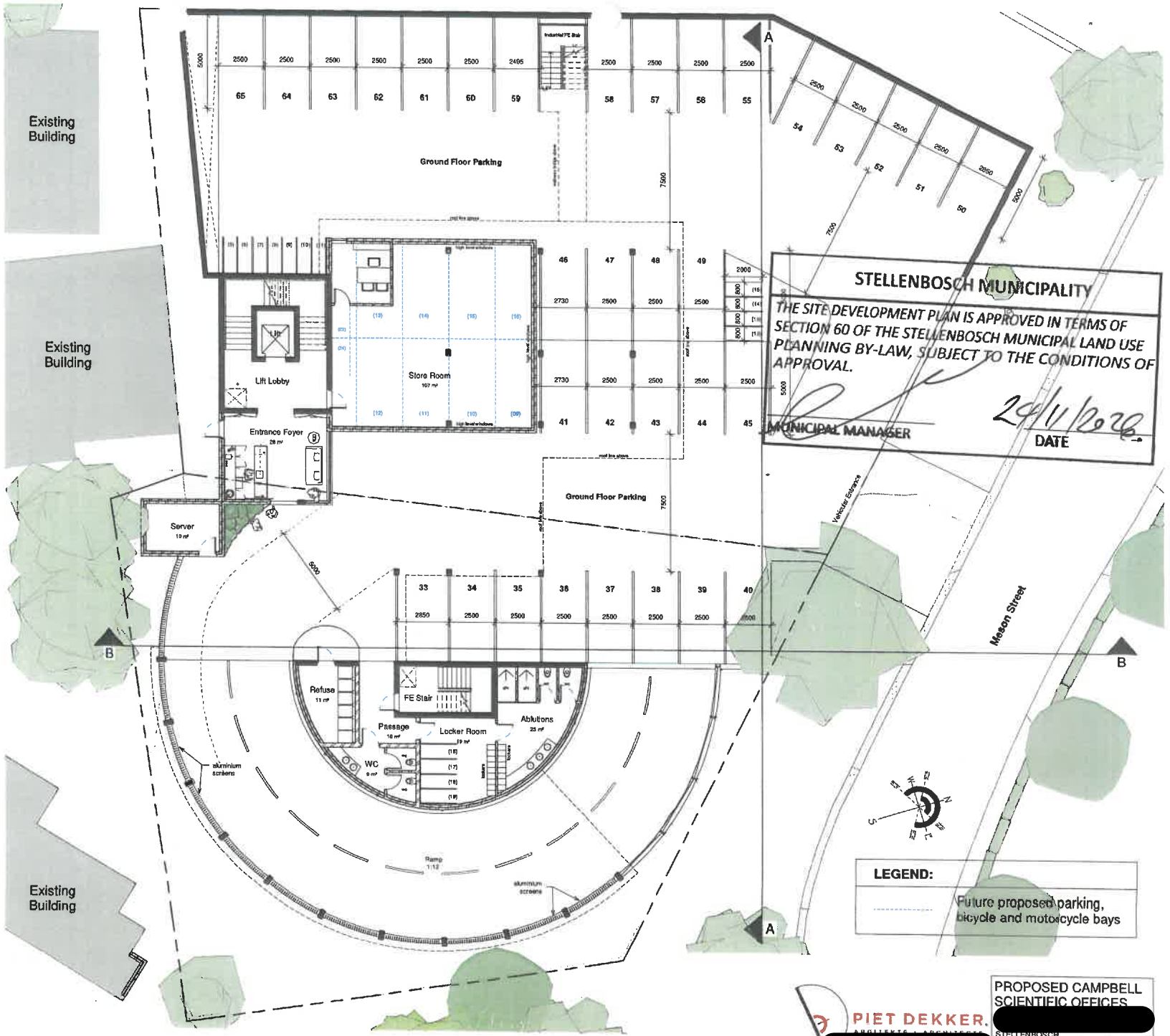
ORIGINAL DOCUMENT DATE: 08/20/25
REVISIONS:

NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP



STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

24/11/2026
DATE

LEGEND:

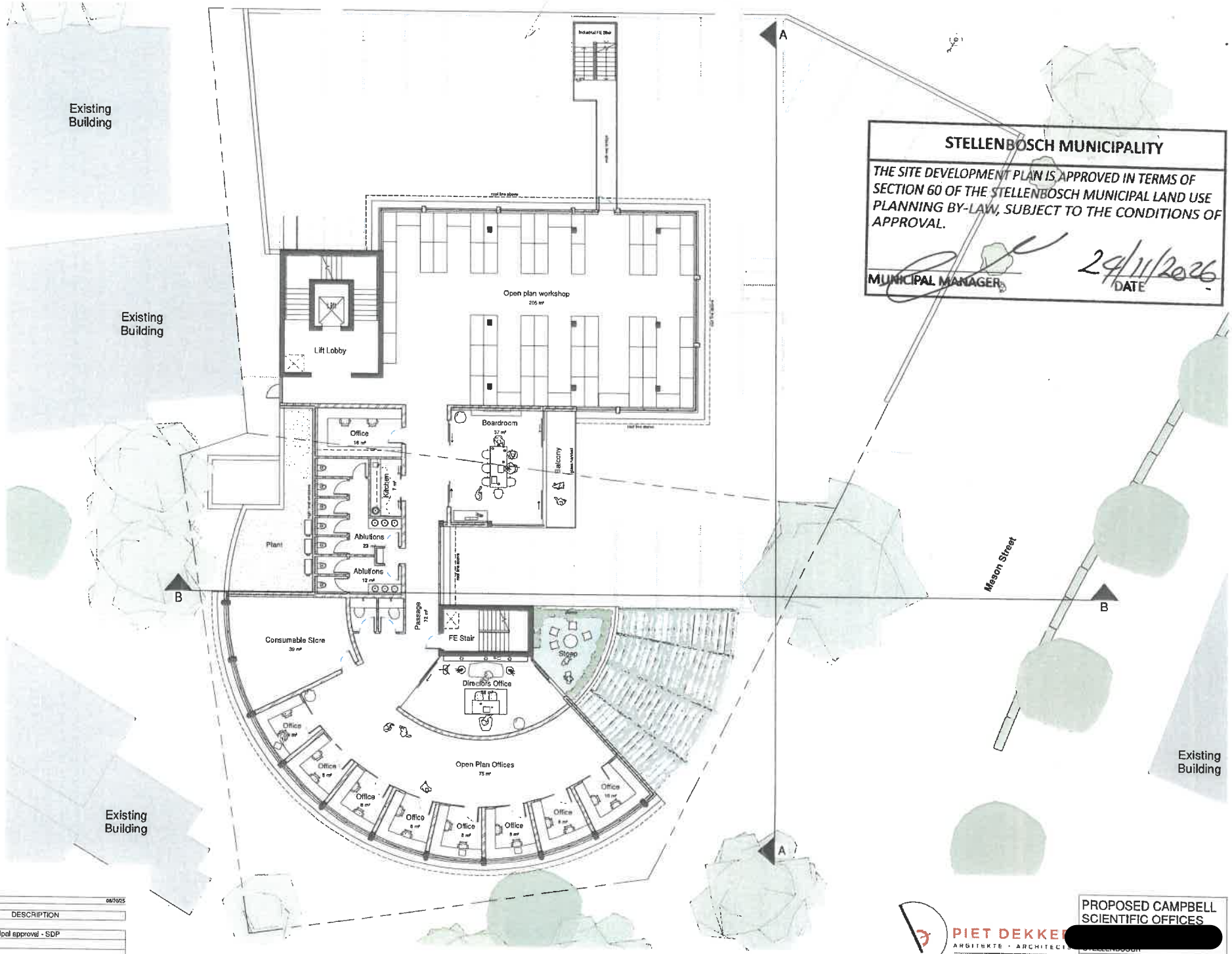
Future proposed parking, bicycle and motorcycle bays

1 00 - Ground Floor
1 : 100

PIET DEKKER.
ARCHITEKTE | ARCHITECTS
[redacted]

PROPOSED CAMPBELL SCIENTIFIC OFFICES
[redacted]
STELLENBOSCH
TITLE / TITEL:
Ground Floor

DRAWN / DETEKEN	CHECKED / NAGEGAAN		REV / WYS	LITOGRAFIE / ISSUED	PROJECT AND DRAWING NUMBER	
BW	PD	A1	A	2025/11/04 14:50:11	25002 - 2002	MUNUCIPAL



1 01 - First Floor
1 : 100

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER 24/11/2026 DATE

ORIGINAL DOCUMENT DATE: 08/2025

REVISIONS:

NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP

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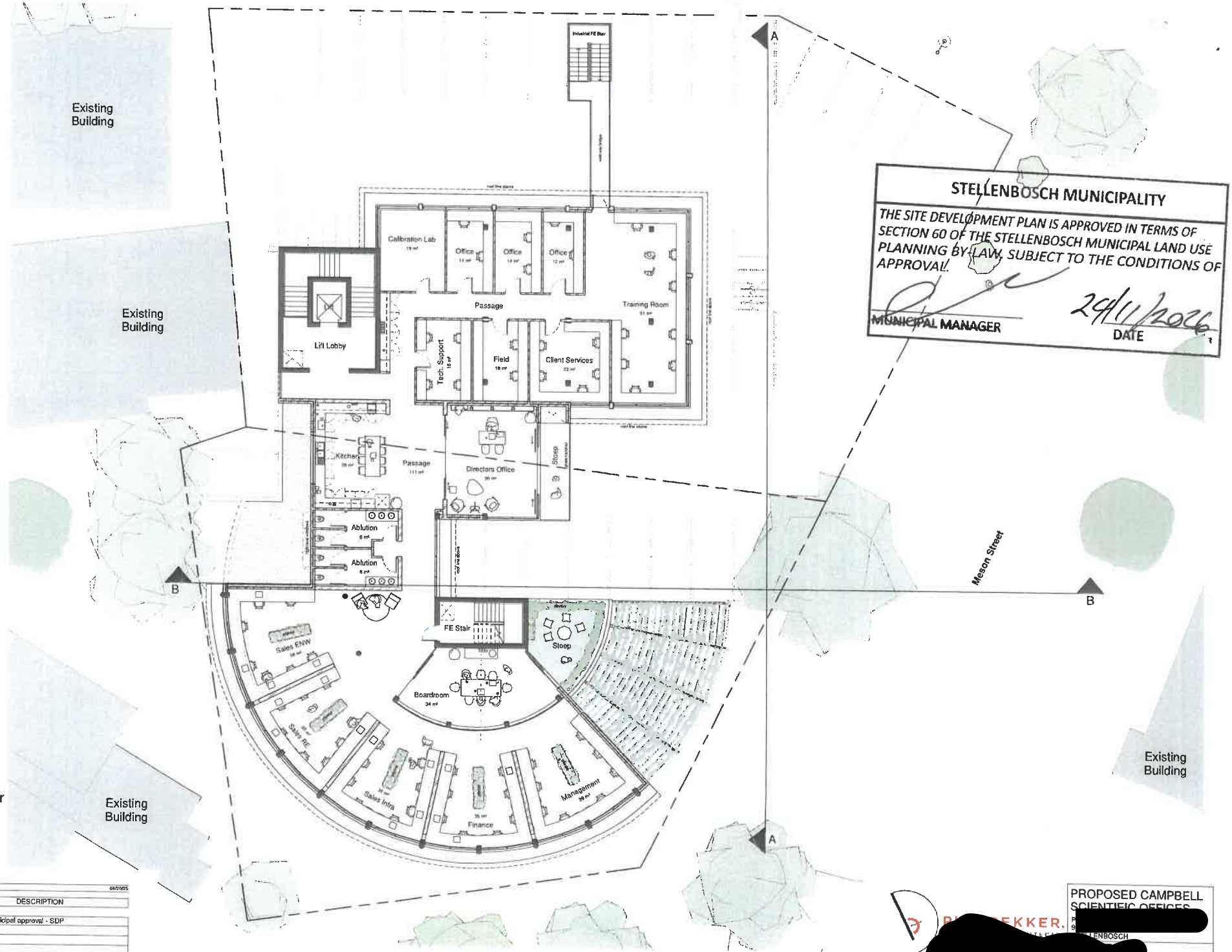
PROPOSED CAMPBELL SCIENTIFIC OFFICES
[redacted]
First Floor
[redacted]
MUNICIPAL



STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

24/1/2026
DATE

1 02 - Second Floor
1 : 100

ORIGINAL DOCUMENT DATE:		08/10/25
REVISIONS:		
NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP

PROPOSED CAMPBELL SCIENTIFIC OFFICES

[redacted]

A1

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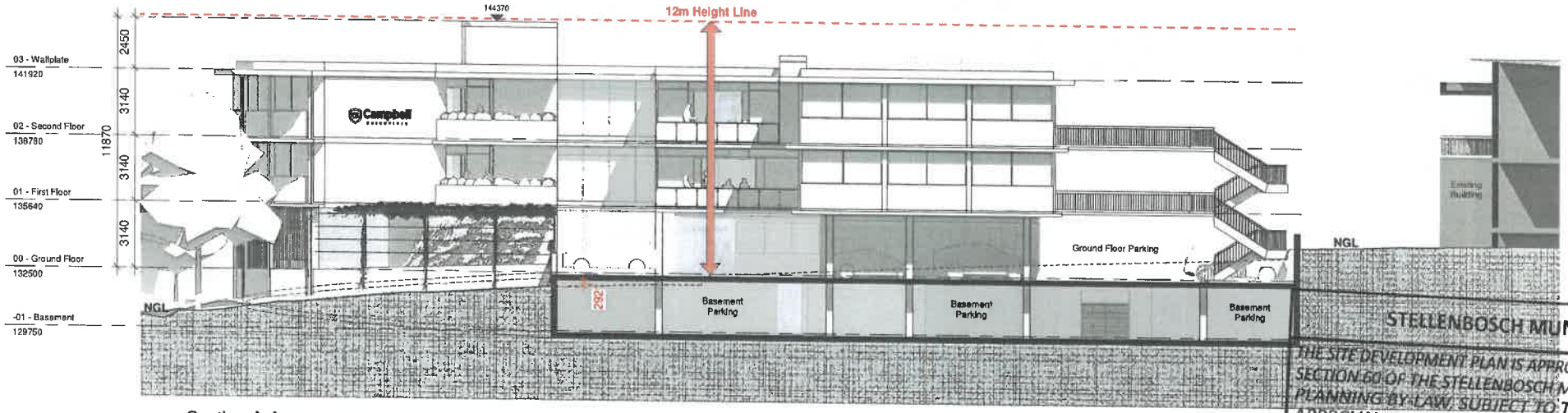
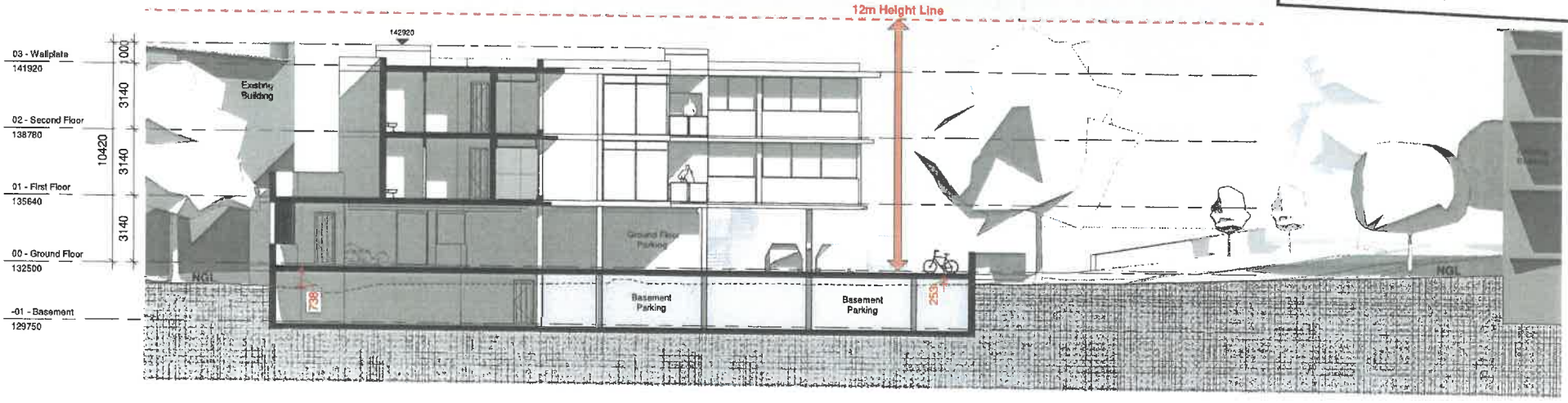


1 Section A-A
1 : 100



2 Section B-B
1 : 100

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

24/11/2026
DATE

ORIGINAL DOCUMENT DATE: 09/25/25

REVISIONS:

NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP

PIET DEKKER ARCHITEKTE · ARCHITECTS

[redacted]

PROPOSED CAMPBELL SCIENTIFIC OFFICES

[redacted]

MUNICIPAL

APPENDIX 4

Comments from Director: Infrastructure Services, in their memorandum dated 15 July 2026

20

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
26 AUG 2026
RECEIVED

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**15 July 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3037**
Town Planning Ref:	**TP1446/2025**
Re ▫ Insake:	**Erf 9219 & 9220, Stellenbosch: The application is made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 9219 & 9220 Stellenbosch for the following: Application in terms of Section 15 (2)(e) of the said By-law for the consolidation of Erf 9219 & 9229 Stellenbosch. • Application in terms of Section 15 (2)(g) of the said By-law for a permission in terms of the zoning scheme bylaw, to allow a 3rd storey in terms of Section 266(4)(c) of the Techno Park Local Area Overlay zone.**

FILE NR: ORIGINAL POST
ERF 9219 SB
SCAN NR:
COLLABORATOR NR:

The following engineering documents were evaluated as part of this application:

- Civil engineering services report by UDS Africa dated May 2026
- TIS by UDS Africa dated 01 June 2026
- Consolidation Plan by First Plan Town planners dated: November 2025
- Proposed Redevelopment Drawings by Piet Dekker Architects dated: 04 November 2025

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

Specific Conditions: These conditions must be complied with prior to an Occupation Certificate being issued, unless specifically stated otherwise below.

1. Water and Sewer

1.1 One of the two existing water and sewer connections currently serving ERF 9219 and ERF 9220 must be decommissioned, while the remaining connections will be used to service the development, this will be for the cost of the developer and must be completed prior to a **clearance application would be supported**.

1.2 No upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.

2. Roads

2.1 The development must be accessed via a single, consolidated vehicular access point off Meson Street, in the position indicated on the approved Site Development Plan (Piet Dekker Architects, Drawing No. 25002, Rev B), replacing the two existing separate accesses to Erf 9219 and Erf 9220. The access must have a minimum width of 7,0m to accommodate two-way traffic, as proposed, and must be constructed to municipal standards prior to occupation.

2.2 No boom gates or control mechanisms may be installed within 6m of the street boundary, to prevent vehicle stacking onto Meson Street.

2.3 The applicant/developer is responsible, at own cost, for reinstating and resurfacing any portion of the Meson Street verge/road affected by the closure of the two existing accesses and the construction of the new consolidated access.

2.4 On-site circulation (ramp gradients, aisle widths and turning radius) must be constructed in accordance with the dimensions shown on the approved plans (7,5m aisle widths, 7m wide/8m radius ramp) and must comply with the Red Book (Guidelines for Human Settlement Planning and Design) and Stellenbosch Municipality's Design Guidelines and Minimum Standards for Civil Engineering Services.

2.5 No heavy delivery or refuse vehicles are to be accommodated on Meson Street outside of normal kerbside municipal collection; refuse removal must continue via kerbside collection as currently practiced, with no obstruction of the road or pedestrian routes.

3. Stormwater

3.1 The applicant must submit detailed stormwater drainage design (pipe sizing, inlet/outlet structures, connection point details to the existing 450mm Elektron Street pipe) as part of the engineering drawings for approval prior to the commencement of construction.

3.2 Given that the proposed "built upon area" departure (86,2% vs 75%) increases the building footprint relative to a fully compliant scheme, the applicant must confirm — at detailed design stage — that hardened/roofed areas on site do not result in a net increase in peak runoff compared to the existing developed condition. Should calculations demonstrate an increase, on-site attenuation (e.g. via storage in the basement structure, soakaways, or detention provision) be provided so that post-development peak runoff does not exceed pre-development (existing) rates discharging to the Elektron Street system.

3.3 Any roof water and surface runoff from the green/landscaped areas retained on site (271m², as per the SDP) should be directed to soak away where practicable, to reduce the volume directed to the piped system.

3.4 As-built drawings of the internal stormwater reticulation, signed off by a professionally registered engineer, must be submitted to the Municipality on completion.

4. Solid Waste

4.1 Refuse removal infrastructure such as a refuse room must be clearly indicated on the engineering drawings and building plans. These infrastructure items must be completed before an Occupation Certificate is issued.

5. Development Charges (DCs)

5.1 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 plan

A final calculation will be provided prior to payment.

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

5.3 The DC's were calculated by using the 2026/2027 tariff structure. If DC's are paid after 30 June 2027 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

6. Installation of Engineering Services

6.1 Detail engineering drawings for all internal and link services must be submitted for approval prior to the commencement of construction and prior to the approval of building plans.

KTitus

Kurt Titus
Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\3037 (Ku) Erf 9219 & 9220 Stellenbosch (TP1446-2025)\Final memo\3037() Erf 9219 & 9220 Stellenbosch (TP1446-2025).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	LU 3037
Development Name:	Campbell Scientific _ Techno Park
Date:	15/07/2026
Financial Year:	2026/2027
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.:	9219 & 9220
DC Parameters Reference:	TIS report_ By UDS Africa_ 1 June 2026_ pages 2 & 6 _ Yolandi Obermeyer

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:	0.88	0.77	0.033	0.044	18.7		2.2	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	0.88	0.77	0.03300	0.044	18.7		2	
Charges before adjusting for positive only, before Deductions	R 31 144.51	R 29 993.31	R 7 720.82	R 4 860.42	R 141 619.87	R 215 338.93	R 4 258.38	R 219 597.31
Charges adjusted for positive only, before Deductions	R 31 144.51	R 29 993.31	R 7 720.82	R 4 860.42	R 141 619.87	R 215 338.93	R 4 258.38	R 219 597.31
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 31 144.51	R 29 993.31	R 7 720.82	R 4 860.42	R 141 619.87	R 215 338.93	R 4 258.38	R 219 597.31
VAT:	R 4 671.68	R 4 498.00	R 1 158.12	R 729.06	R 21 242.98	R 32 300.84	R 638.76	R 32 939.60
Total Development Charges Payable (including VAT):	R 35 816.19	R 34 492.31	R 8 878.94	R 5 589.48	R 162 862.85	**R 247 639.77**	R 4 897.14	**R 252 536.91**

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	Estimate
Notes:	Credit given for the existing building with a GLA of 990m2_ The information provided will be sufficient at this stage to calculate the Development Contributions (DC) estimate for the purposes of the land use application, However, should building plans be submitted in future, approved building plans for the existing building will need to be provided for the existing floor area to be considered as a credit in the DC calculation. Alternatively, proof of Development Contributions previously paid in respect of the existing building, prior to the approval of the relevant building plans, may be submitted.

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	Yes	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							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 -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA		990			1210		220	R 31 144,51	R 29 993,31	R 7 720,82	R 4 860,42	R 141 619,87	R 215 338,93	R 4 258,38	R 219 597,31
	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	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Sport Courts	court							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 -
Industrial	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 -
Non demand	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
	Open Space/Natural Environment/Utility Site	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	Roads and Parking	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	To be calculated	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	Total Area:	0		Total Area:	0											

	Charges before adjusting for positive only, before Deductions	R 31 144,51	R 29 993,31	R 7 720,82	R 4 860,42	R 141 619,87	R 215 338,93	R 4 258,38	R 219 597,31
Deduct	Charges adjusted for positive only, before Deductions	R 31 144,51	R 29 993,31	R 7 720,82	R 4 860,42	R 141 619,87	R 215 338,93	R 4 258,38	R 219 597,31
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage:	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -	R -	R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 31 144,51	R 29 993,31	R 7 720,82	R 4 860,42	R 141 619,87	R 215 338,93	R 4 258,38	R 219 597,31
	VAT	R 4 671,68	R 4 499,00	R 1 158,12	R 729,06	R 21 242,98	R 32 300,84	R 638,76	R 32 939,60
	Total Development Charges	R 35 816,19	R 34 492,31	R 8 878,94	R 5 589,48	R 162 862,85	R 247 639,77	R 4 897,14	R 252 536,91