



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17275 / TP780/2024

Our File Reference Number: Erf 346, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: a

Dear Sir/Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR REZONING, DEPARTURE AND PERMISSION IN TERMS OF THE ZONING SCHEME BY-LAW ON ERF 346, STELLENBOSCH

1. This Municipality's decision letter dated 19 November 2025, refers.
2. The Appeal Authority resolved on 19 June 2026 that the appeal submitted against the decision of the Municipal Planning Tribunal on the 31st of October 2025 to refuse the subject application **BE UPHELD**, and that the subject decision **BE REVOKED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law and **REPLACED** as follows:
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law on Erf 346, Stellenbosch for:
 - 3.1 The **rezoning** of Erf 346, Stellenbosch in terms of Section 15(2)(a) of the said By-law, from Multi-unit Residential Zone to Local Business Zone to accommodate flats and offices,
 - 3.2 **Departure** in terms of Section 15(2)(b) of the said By-law to provide 24 parking bays instead of the required 28 parking bays,

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:

- 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 By-laws 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 undertaken in accordance with the SDP – Site Plan and SDP – Plans, Sections & Elevations referenced as Project S025-23, Drawing Numbers 00-00 and 00-01, dated 2025/10/13 and drawn by NEO Architects and attached as **Annexure A**.
- 4.4 Building plans for all new structures or uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals that are to be indicated on the Town Planning Compliance Checklist for Building Plans.
- 4.5 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.
- 4.6 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum (Civil LU 2798) dated 03/02/2025, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

- 4.7 The conditions imposed by the Western Cape Government Chief Directorate Road Planning contained in the letter dated 14/03/2025, and attached as **Annexure C**, be complied with to the satisfaction of the said department.
- 4.8 Sufficient on-site parking be provided in accordance with the provisions of the SDP – Site Plan and SDP – Plans, Sections & Elevations referenced as Project S025-23, Drawing Numbers 00-00 and 00-01, dated 2025/10/13 and drawn by NEO Architects, attached as **Annexure A** at all times, and sufficient on-site parking to be illustrated on the building plans to the satisfaction of the Municipality.
- 4.9 The rezoning approval restricts the land use rights of the subject property to flats and offices only, and pursuing any additional land use rights attached to the subject zoning of the Local Business Zone will require the submission and consideration of a fresh land use and land development application to vest any additional land use rights.
- 4.10 The proposed building plans and proposed signage must be submitted to the Conservation Advisory Committee for consideration before the respective application submissions are made to Building Development Management (Building Plan Application) and Spatial Planning Department: Heritage Resource Management (Signage Application).
- 4.11 All signage must be designed with sensitivity to respect the importance and nature of the entrance to the Stellenbosch Urban Conservation Area and Stellenbosch Central Business District, and no internally illuminated signage are permitted.
5. The **reasons** for the above decision are as follows:
- 5.1 The proposal is consistent with the Municipal Spatial Development Framework. The proposal is considered an appropriate means of providing socio-economic opportunities and densifying an identified settlement centre area where mixed land uses should be actively supported.
- 5.2 The property is located in a mixed land use transition zone peripheral to the Adam Tas Corridor Local Area Overlay Zone and Central Business District of Stellenbosch. The proposal constitutes the optimal use of land by developing

the property to accommodate context appropriate land uses (flats and offices).

5.3 The subject property is located at a focal point at the entrance to the core of Stellenbosch town and the proposed building will be highly visible. The design and placement of the proposed building is sensitive to the surrounding receiving environment, and it will contribute to the enhancement of the entrance to the core of Stellenbosch town without detracting from the area's cultural significance. The Conservation Advisory Committee supported the design and placement of the proposed building.

5.4 Sufficient municipal services are available for the proposed development, and no objection was received from the relevant Road Authorities regarding the access to the property and parking provision. The proposed parking arrangement is therefore deemed sufficient for the envisage number of trips to be generated and to cater for the onsite activities.

6. **Matters** to be noted:

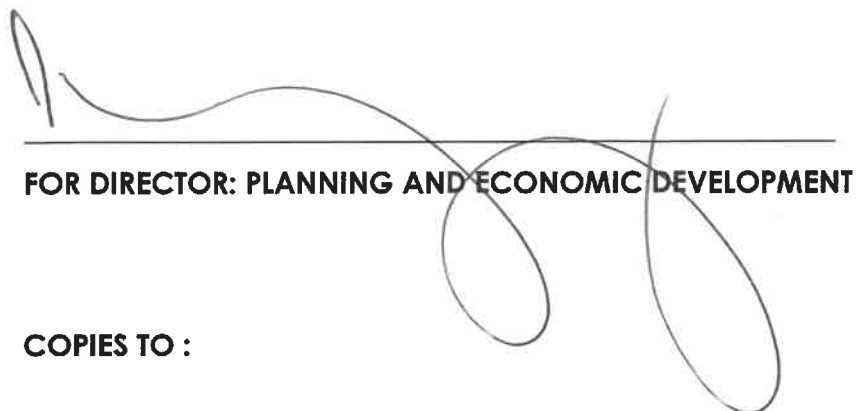
6.1 An application for the erection of advertising signs must be submitted for approval to the Municipality and all signage on the property must be erected to the satisfaction of the Spatial Planning Section: Heritage Resource Management and must be compliant with any signage policy of the Municipality.

6.2 The Section 15(2)(g) application for permission in terms of the Zoning Scheme By-law to construct a new building in the Stellenbosch Urban Conservation Area Overlay Zone be reverted to the Authorised Employee for a decision in terms of the approved system of delegations.

6.3 When a new zoning scheme by-law is implemented for Stellenbosch Municipality, the property's zoning will be converted to the most restrictive zoning in the new zoning scheme by-law that permits the approved land use rights.

7. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.
8. The appeal process has now been concluded.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

8/7/2026.
DATE:

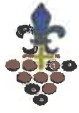
COPIES TO :

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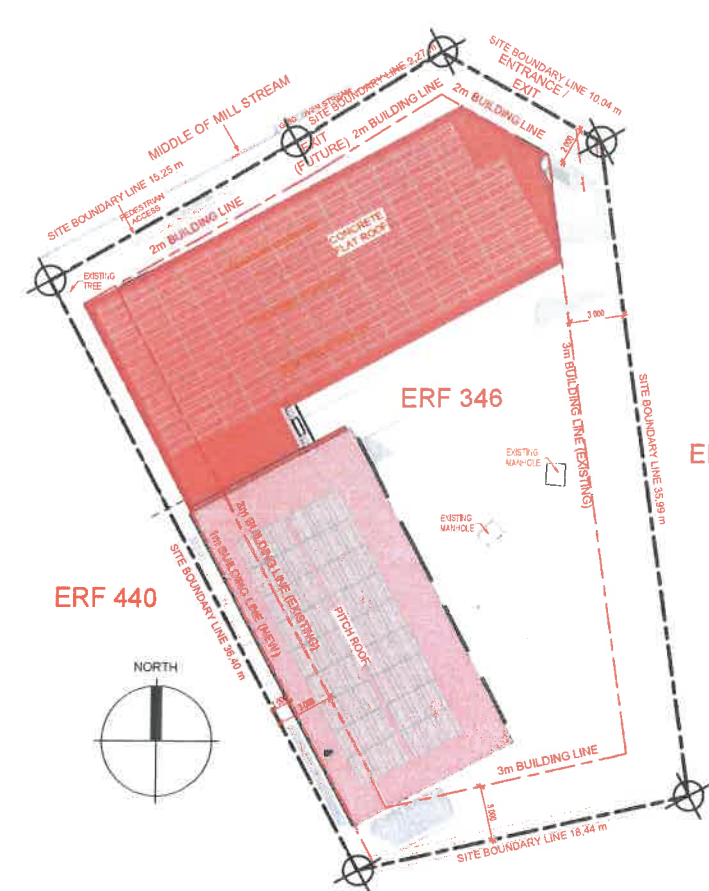




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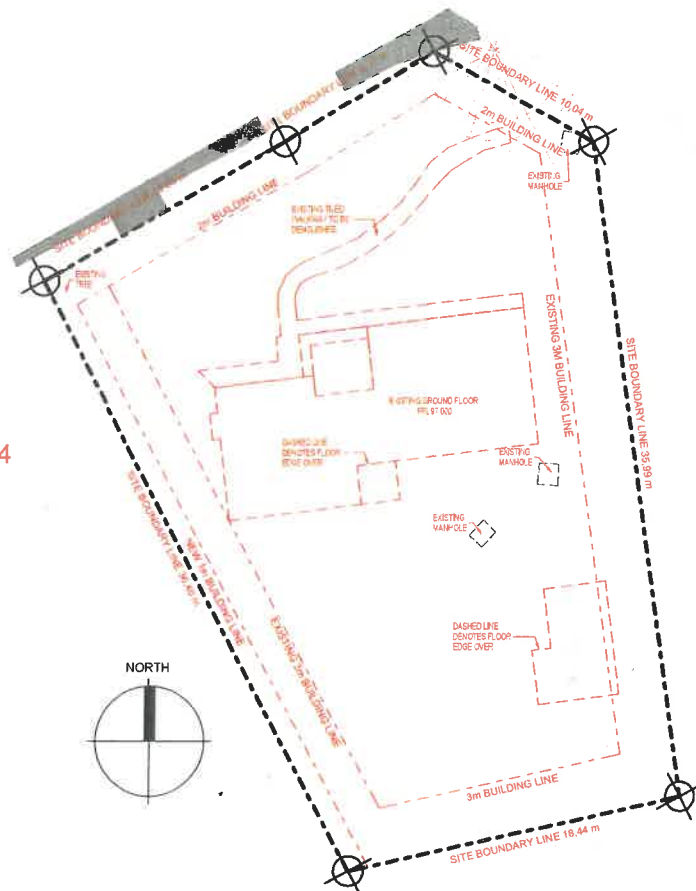
ANNEXURE A



SITE PLAN - SDP
Scale = 1 : 200

ERF 514

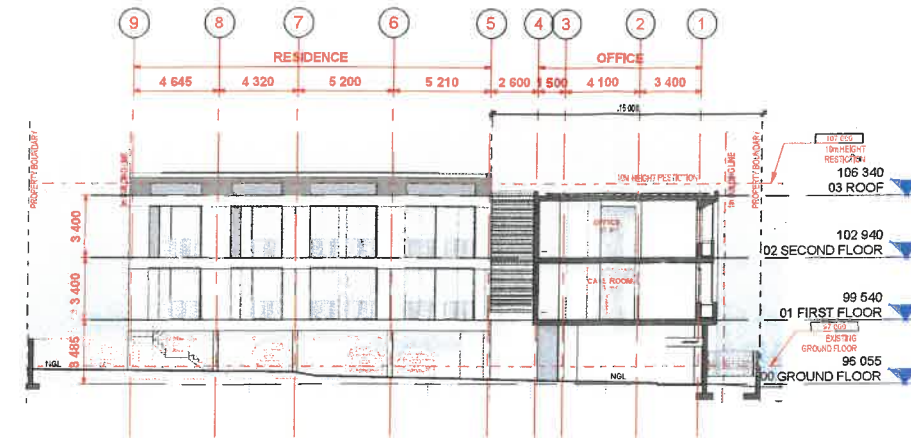
ERF 1082



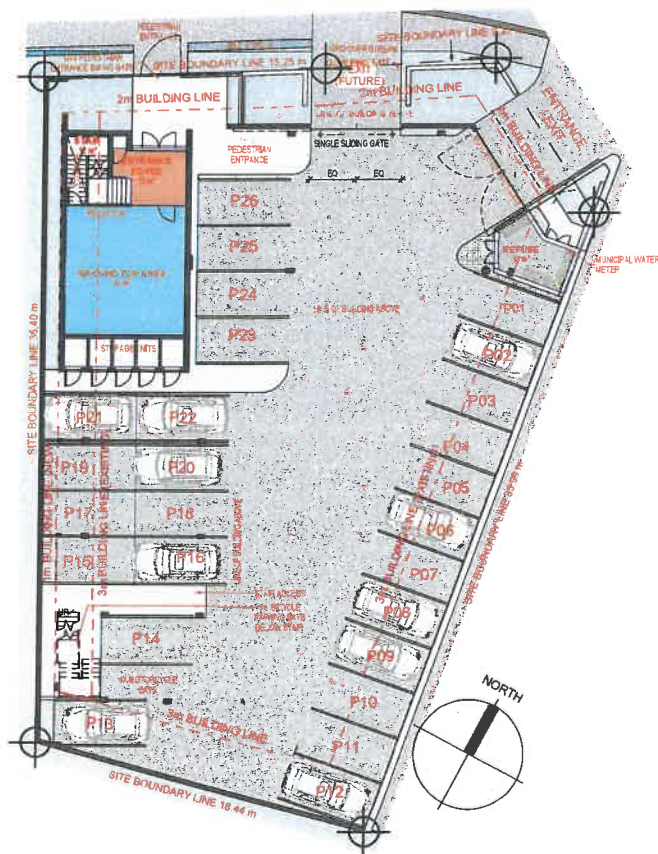
DEMOLITION PLAN
Scale = 1 : 200

AREA & PARKING		
RESIDENTIAL FLATS		
	QTY	GLA / AREA
FIRST STOREY (ONE BEDROOM)	4 UNITS	145m²
SECOND STOREY (ONE BEDROOM)	4 UNITS	145m²
TOTAL PROVIDED	8 UNITS	290m²
OFFICE AREA		
		GLA / AREA
GROUND STOREY OFFICE AREA		50m²
FIRST STOREY OFFICE AREA		175m²
SECOND FLOOR OFFICE AREA		175m²
TOTAL PROVIDED		400m²
PARKING		
	PARKING RATIO	UNITS & AREA
RESIDENTIAL	1.5 BAYS / UNIT	8 UNITS
OFFICE	4 BAYS / 100m²	400m²
TOTAL PARKING REQUIRED		28 BAYS
TOTAL PARKING PROVIDED		26 BAYS
BICYCLE BAYS PROVIDED		8 BAYS
MOTORCYCLE BAYS PROVIDED		5 BAYS

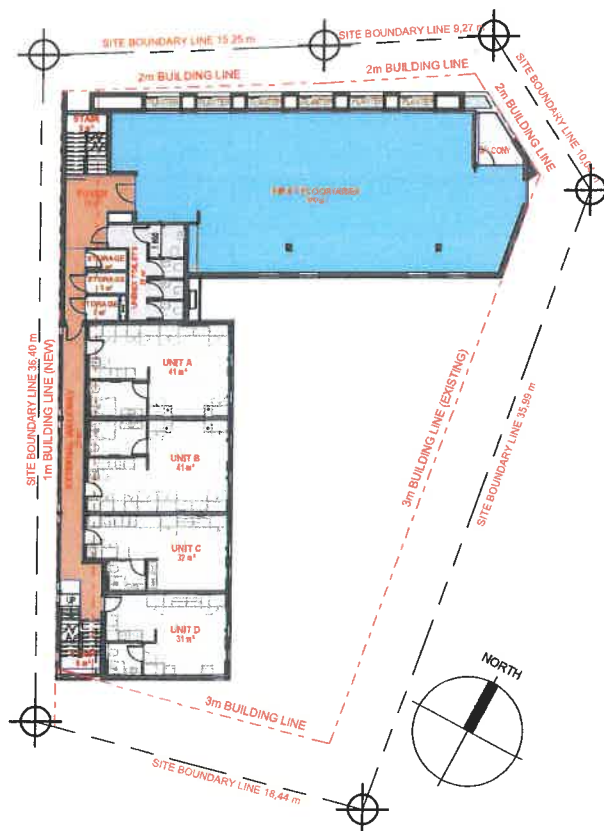
2 AERIAL SURVEY
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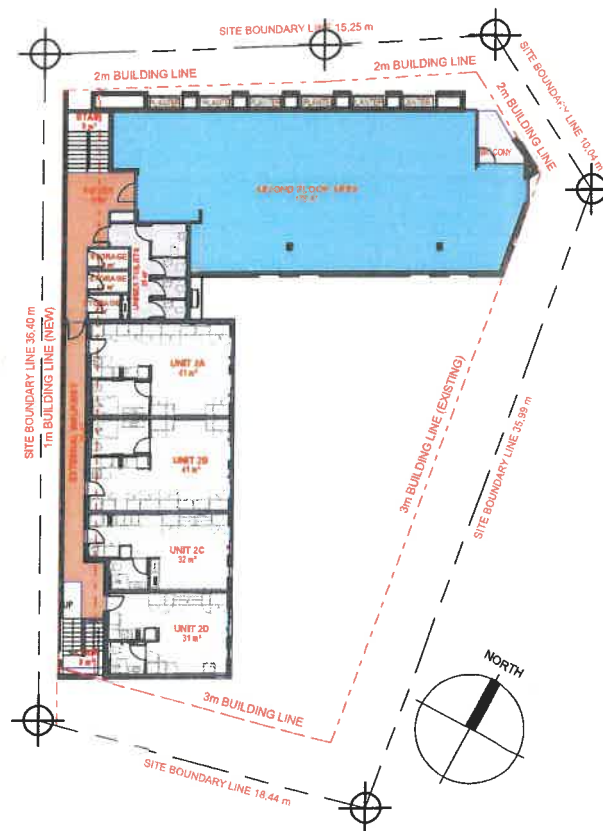
SITE SECTION
Scale = 1 : 200



AREA PLAN - GROUND FLOOR
Scale = 1 : 200



AREA PLAN - FIRST FLOOR
Scale = 1 : 200



AREA PLAN - SECOND FLOOR
Scale = 1 : 200

- GENERAL NOTES**
- THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS:
- ALL CONSTRUCTION DRAWINGS TO BE READ IN CONJUNCTION WITH THE PERFORMANCE SPECIFICATION DOCUMENT.
 - Architect & Engineer's drawings to be read in conjunction with each other.
 - All construction is to take place in strict accordance with SANS 10400 standard codes of practice.
 - All dimensions to be checked on site. No work is to be taken in hand before measurements are checked on site.
 - Do not scale plans.
 - Setting out: setting out is the responsibility of the main contractor. A "setting out certificate" by a registered professional land surveyor is to be issued to the principal agent by the main contractor. This certificate should state that the set out was done with coordinates. The land surveyor should also be present at the site handover to indicate the set points.
 - Earthwork and lighting protection: Please note on all projects where there is no electrical engineer at the time of tendering, the quantity surveyor should include a provisional amount in the bill of quantities for earthwork and lighting protection of your building.
 - Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
 - Appointment for setting out to be done before foundations have been cast. The appointment should be done right after site handover.
 - Note when setting out an electrical engineer: please make sure, that the electrician will install the surge protection at the Distribution Boards in accordance with the latest SANS codes of practice 10189 (2010) and 10215 (2011) in conjunction with SANS 62305-1-2:2011 and SANS 62305-1-3:2011.
 - A minimum of 2 garden taps to be provided for the building unless otherwise specified, by the architect.
 - Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediately.
 - Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
 - No finishes to be taken in hand without prior approval of a sample of adequate size.
 - All construction to take place in strict accordance with the relevant municipal regulations.
 - No finishes to be taken in hand without prior approval of a sample of adequate size.
 - All construction to take place in strict accordance with the relevant municipal regulations.
 - All subcontractor's shop drawings to be provided and approved by architect before manufacture commences.
 - All installations to be in strict accordance with the manufacturer's specifications.
 - Contractor must verify all levels and dimensions on site before commencing work or making any shop drawings. All shop drawings are to be approved by the architect before any manufacturing takes place.
 - Any discrepancies and/or errors to be reported to the architect.
 - Self roof insulation: Stairwells to be insulated under roof to create a void between roof sheeting and roof structure. 75-135mm ISOVER Aerogel glass wool to be installed between purlin substrates or specified otherwise.
 - Concrete roof insulation: IsoBoard® Insulated roof insulation to be installed above water-proofing membranes (unless otherwise specified).

DESIGN RESPONSIBILITY:

- NEO welcomes practical suggestions from the Contractor. The Contractor may, however, not assume design responsibility without the prior written approval of the Architect.
- Any variation order resulting from the above is to be documented by means of an Architect's instruction.
- In all aspects pertaining to structure the Engineer's specifications take precedence. However, any discrepancies with the architect's drawings must be reported.
- It is assumed that an experienced contractor will know when drawings are defective and therefore has an obligation to raise concerns.

NEO ARCHITECTS - SPECIFICATIONS & STANDARDS:
(GENERAL NOTES & DISCLAIMERS)

COUNCIL SUBMISSION

REVISIONS			
No.	Date	Issued to	Description
A	2024 02 15	LOCAL AUTHORITY	SDP SUBMISSION FOR TOWNPLANNING APPROVAL
B	2024 02 21	CLIENT	PARKING & FIRE ESCAPE UPDATES
C	2024 03 14	LOCAL AUTHORITY	APARTMENT BUILDING REVISED
D	2025 01 18	TOWN PLANNER	FIRST FLOOR CHANGED TO APARTMENT, GROUND FLOOR INTERNAL LAYOUT REVISED, STAIR POSITION REVISED.
E	2025 02 11	QS & ENGINEER	ISSUED FOR COSTING & INFORMATION
F	2025 02 24	QS & ENGINEER	RESIDENTIAL ROOF & ROOFTOP UPDATE
G	2025 07 08	TOWN PLANNER	REVISED SDP
H	2025 08 01	HERITAGE COMMITTEE	SUBMITTED TO HERITAGE COMMITTEE
I	2025 10 13	TRIBUNAL MEETING	SDP REVISED

CLIENT/ARCHITECT SIGNATURE

CLIENT SIGNATURE: _____ ARCHITECT SIGNATURE: _____

SACAP REG NO: _____

NEO ARCHITECTS
95 DORP STREET, LA GRATITUDE
STELLENBOSCH
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www.neoarchitect.co.za

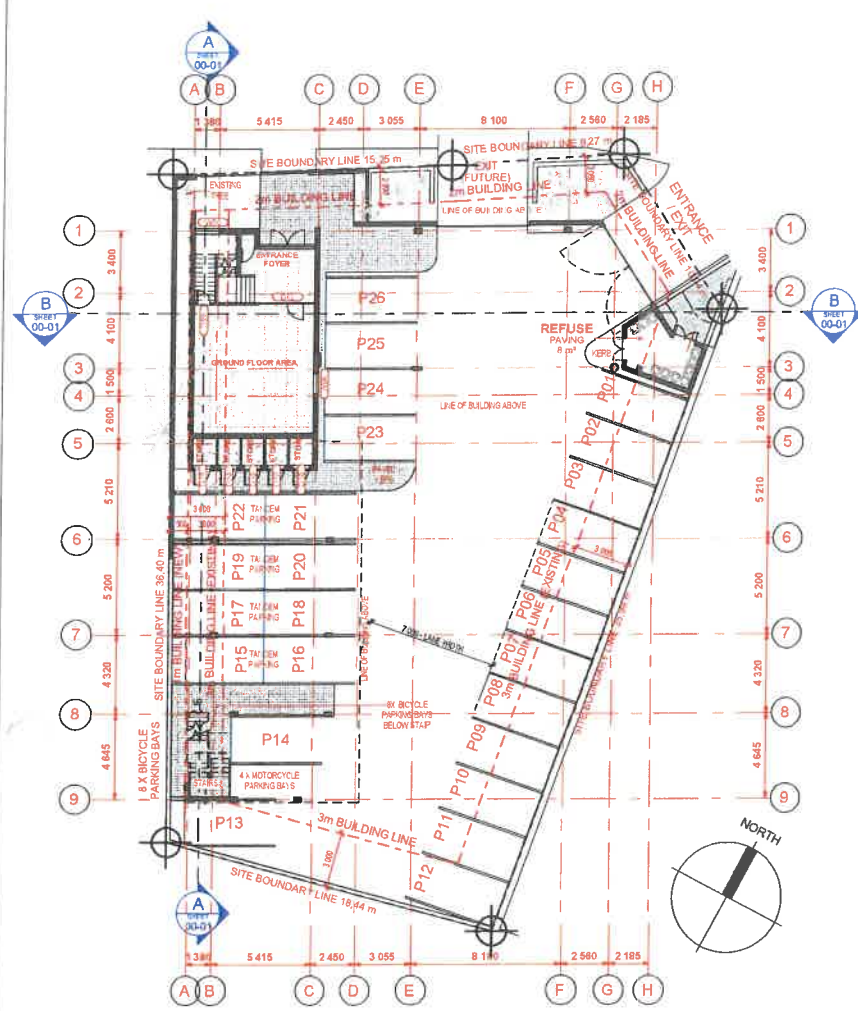
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workstage: **WORKSTAGE 4.1**

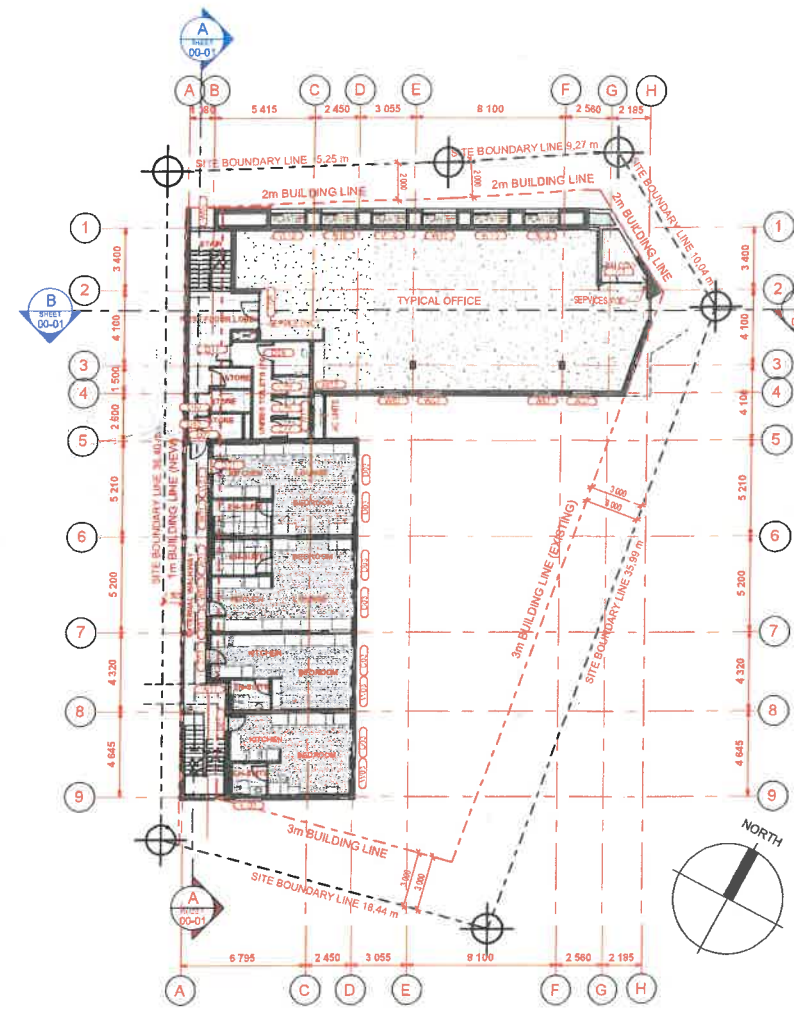
project title: **ONE ON ALEXANDER**
1 ALEXANDER STREET,
STELLENBOSCH, ERF 346

drawing name: **SDP - SITE PLAN** project no: **S025-23**

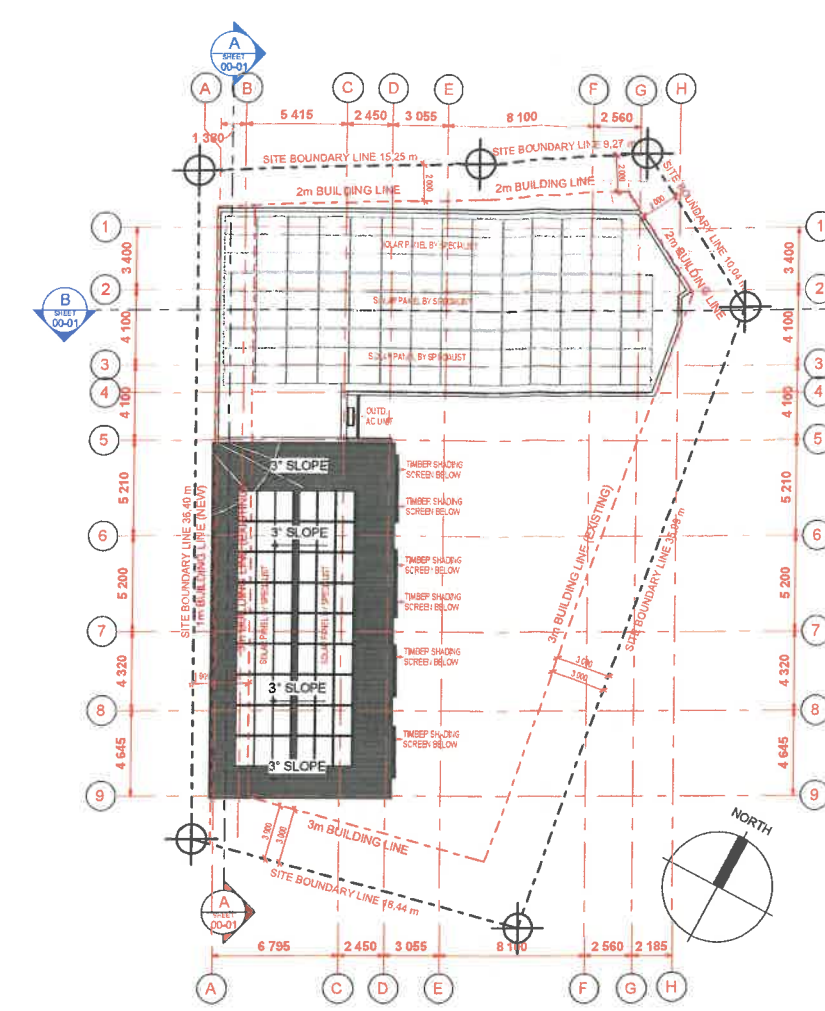
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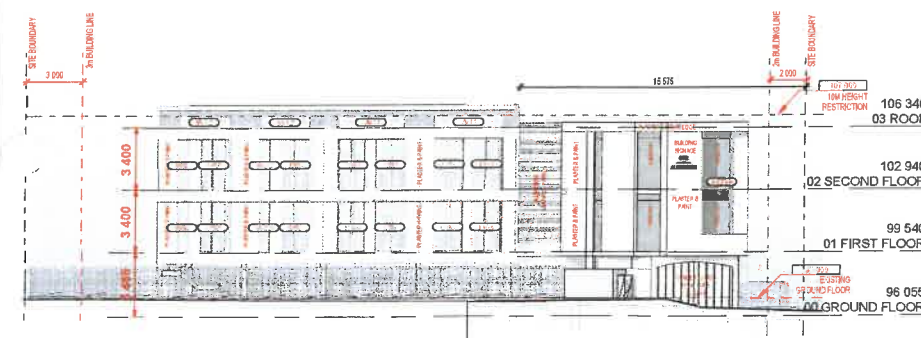
REFERENCE PLAN - GROUND FLOOR
Scale = 1 : 200



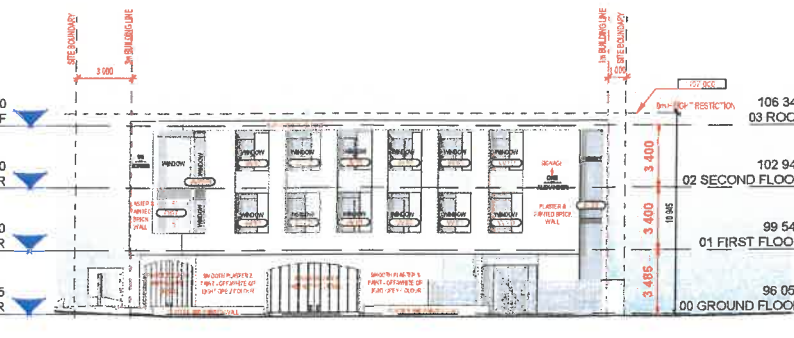
REFERENCE PLAN - FIRST & SECOND FLOOR
Scale = 1 : 200



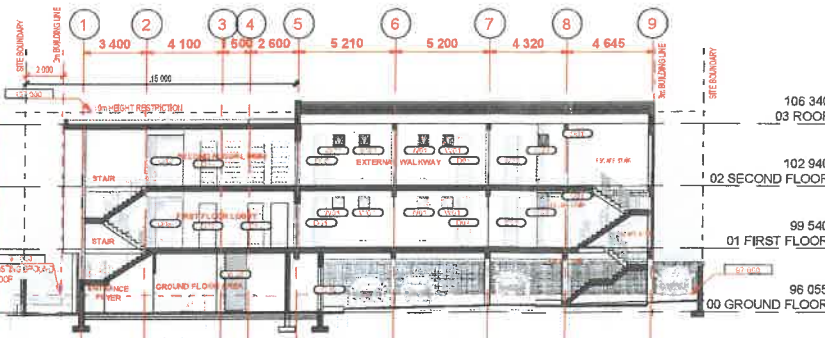
REFERENCE PLAN - ROOF
Scale = 1 : 200



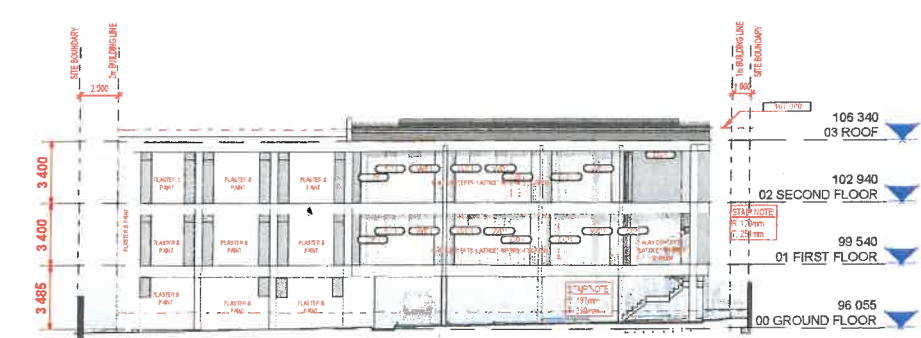
NORTH EAST ELEVATION
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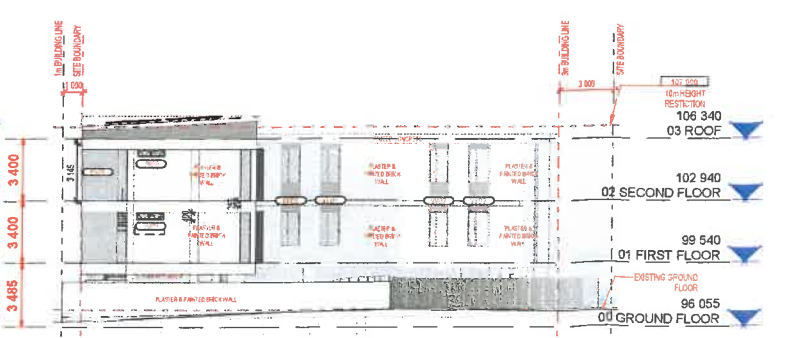
NORTH WEST ELEVATION
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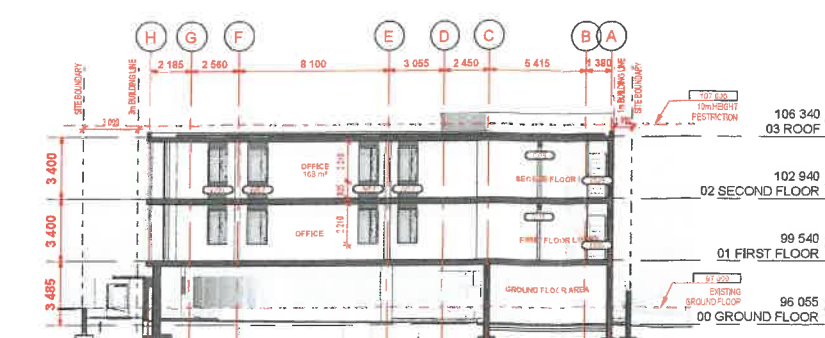
SECTION A-A (REFERENCE)
Scale = 1 : 200



SOUTH WEST ELEVATION
Scale = 1 : 200



SOUTH EAST ELEVATION
Scale = 1 : 200



SECTION B-B (REFERENCE)
Scale = 1 : 200

GENERAL NOTES

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- Do not scale plans.
- Betting out, setting out is the responsibility of the main contractor. A 'setting out certificate' by a registered professional land surveyor is to be issued to the principal agent by the main contractor. This certificate should state that the set out was done with coordinates. The land surveyor should also be present at the site handover to indicate the set points.
- Earth and lightning protection. Please note on all projects where there is no electrical engineer at the time of tendering, the quantity surveyor should include a provisional amount in the bill of quantities for earth and lightning protection of your building. Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
- Appointment for earthing to be done before foundations have been cast. The appointment should be done right after site handover.
- Note: when costing without an electrical engineer, please make sure, that the electrician will install the same protection at the Distribution Boards in accordance with the latest SANS codes of practice 10199 (2010) and 10313 (2011) in conjunction with parts 22025-2-2-3-4, 2011 and 10325-1-3-4, 2011.
- A minimum of 2 gasket layers to be provided for the building unless otherwise specified, by the architect.
- Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediately.
- Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
- All construction to take place in strict accordance with the relevant municipal regulations.
- No finishes to be taken in hand without prior approval of a sample of adequate size. All construction drawings to be coordinated & approved by architect prior to any construction commencing.
- All subcontractor specialist's shop drawings to be provided and approved by architect before manufacturing commences.
- All installations in strict accordance with the manufacturer's specifications. Contractor must verify all levels and dimensions on site before commencing work or making any shop drawings. All shop drawings are to be approved by the architect before any manufacturing takes place.
- Any discrepancies and/or errors to be reported to the architect.
- Soft roof insulation: Insulation to be installed under purlins to create a void between roof sheathing and roof structure. 75-150mm ISOVER Aurum glass wool to be installed between purlins substructure or specified otherwise.
- Concrete roof insulation: IsoBor® inverted roof insulation to be installed above waterproofing membrane (unless otherwise specified).

DESIGN RESPONSIBILITY:

- NEO welcomes practical suggestions from the Contractor. The Contractor may, however, not assume design responsibility without the prior written approval of the Architect.
- Any variation order resulting from the above is to be documented by means of an Architect's Instruction.
- In all aspects pertaining to structure the Engineer's specifications take precedence. However, any discrepancies with the architect's drawings must be reported.
- It is assumed that an experienced contractor will know when drawings are defective and therefore has an obligation to raise concerns.

NEO ARCHITECTS - SPECIFICATIONS & STANDARDS:
(GENERAL NOTES & DISCLAIMERS)

FOR INFORMATION

REVISIONS				
No.	Date	Issued to	Description	
A	2024 02 15	LOCAL AUTHORITY	SDP SUBMISSION FOR TOWNPLANNING APPROVAL	
B	2024 02 21	CLIENT	PARKING & FIRE ESCAPE UPDATES	
C	2024 03 14	LOCAL AUTHORITY	APARTMENT BUILDING REVISED	
D	2025 01 16	TOWN PLANNER	FIRST FLOOR CHANGED TO APARTMENT, GROUND FLOOR INTERNAL LAYOUT REVISED, STAIR POSITION REVISED.	
E	2025 02 11	QS & ENGINEER	ISSUED FOR COSTING & INFORMATION	
F	2025 07 06	TOWN PLANNER	REVISED SDP	
G	2025 08 01	HERITAGE COMMITTEE	SUBMITTED TO HERITAGE COMMITTEE	
H	2025 08 03	HERITAGE COMMITTEE	ENTRANCE GATES REVISED TO SOLID GATES, BUILDING BASED COLOUR CHANGED TO A LIGHT COLOUR, ENTRANCE CANOPY OMITTED, ALL EXTERNAL FENCING TO BE CLEARVIEW.	
I	2025 10 13	TRIBUNAL MEETING	SDP REVISED	

CLIENT/ARCHITECT SIGNATURE

CLIENT SIGNATURE: _____ ARCHITECT SIGNATURE: _____

CLIENT: _____ SACAP REG NO: _____

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95 CORP STREET, LA GRADUITE
STELLENBOSCH
WESTERN CAPE
stelenbosch@neoarchitects.co.za
www.neoarchitects.co.za

client: **WEC PROPERTY INVESTMENTS**

workstage: **WORKSTAGE 4.1**

project title: **ONE ON ALEXANDER**
1 ALEXANDER STREET,
STELLENBOSCH, ERF 346

drawing name: **SDP - PLANS, SECTIONS & ELEVATIONS** project no: **S025-23**

date	scale	drawn	checked	drawn	rev.
2025/01/13 16:08:18	1 : 200	WV	JS	00-01	1



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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	3 Feb 2025
Our Ref ▫ Ons Verw:	Civil LU 2798
Town Planning Ref:	LU/17275
Re ▫ Insake:	Erf 346, Stellenbosch: • Application for rezoning of Erf 346, Stellenbosch in terms of Section 15(2)(a) of the Stellenbosch Municipal Bylaw on Municipal Land use Planning (2023) from Multi Unit Residential Zone to Local Business Zone to accommodate 12 flats and 2 offices. • Application for departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Bylaw on Municipal Land use Planning (2023) to provide 25 parking bays instead of the required 29 parking bays

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

- Civil engineering services report by WEC Consult dated Feb 2024
- TIS by UDS dated 28 Feb 2024
- SDP - Site Plan S025-23 drwg no 00-00 rec C by Neo Architects dated 2024/03/15

Background: The development is described as 12 flats and 2 offices (224m² GLA)

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions: These conditions must be complied with prior to transfer of the first property or approval of any building plans, whichever occurs first.

1. Water

- 1.1 The existing water connection is to be utilized. Please indicate the position clearly on the building plans.
- 1.2 A bulk water meter conforming to municipal specifications must be installed prior to occupation certificate. Please indicate the position of and details of the bulk water meter on the building plans.

2. Sewer

- 2.1 The existing sewer connection is to be utilized. Please indicate the position clearly on the building plans.

3. Roads

- 3.1 Until the R44/Alexander Street intersection is upgraded, the existing access may remain. When the upgrade is in place, the inbound and outbound lanes must be split (see below). The cost hereof will be for the Developer.

To ensure that the access design for the present scenario (before upgrade of R44/Alexander) will be compatible with the future scenario (after upgrade of R44/Alexander), the Consultant must provide detail designs for both scenarios when submitting engineering drawings / building plans for approval.

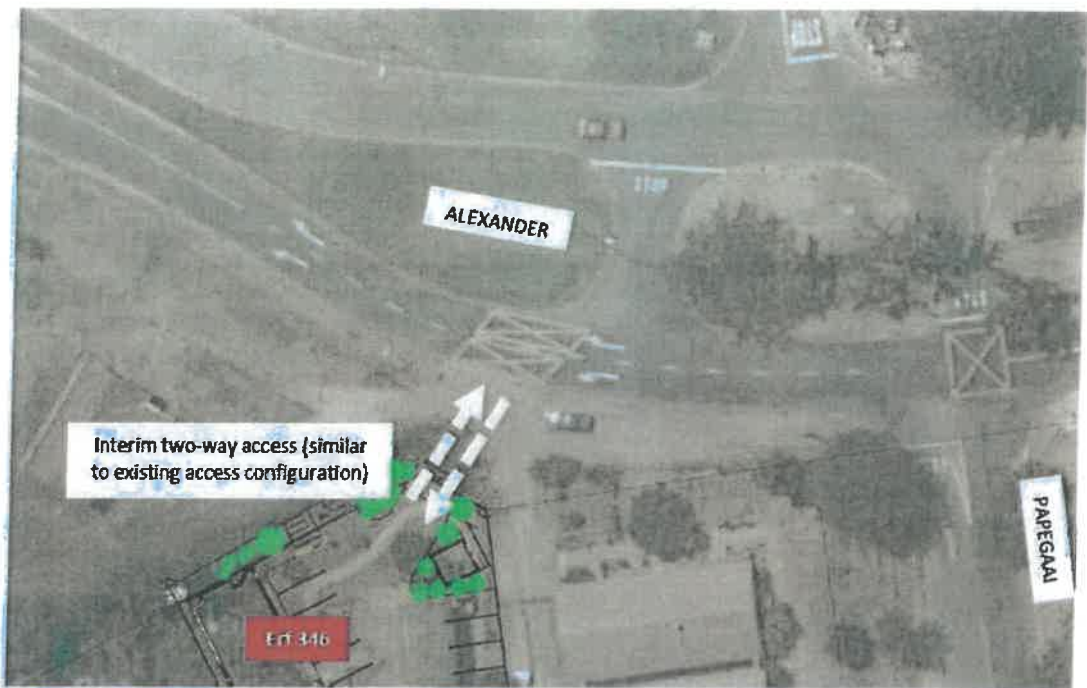


Diagram 4 : Interim access configuration (prior to realignment of Alexander Street)



Diagram 5 : Future access configuration with Alexander Street realigned

- 3.2 Details of stacking distances and access control (if any) must be indicated on building plans for approval. Should access control be considered, stacking for at

least one passenger vehicle must be available between the access gate and the future edge of Alexander Street.

4. Solid Waste

- 4.1 The refuse room as indicated on the SDP must be completed according to municipal standards and specifications – prior to occupation certificate.

5. Development Charges (DCs)

- 5.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.
- 5.2 A DCs estimate is provided in **Annexure DC**. This calculation is provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.

<u>General Conditions</u>

6. The implementation of the development wrt the provision of civil engineering services, must comply with the “*General guidelines and standard practices for the provision of civil engineering services for new developments*” as published on the municipality’s website and as amended from time-to-time.
7. The design of the civil engineering services for the development must comply with the “*Design Guidelines and Minimum Standards for Civil Engineering Services*” as published on the municipality’s website and as amended from time-to-time.
8. The internal services are **private**. Therefore, all internal services will be maintained by the **Developer and/or Owner’s Association**.
9. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first

property or approval of any building plans or occupation certificate, whichever occurs first.



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2798 (TK) Erf 346 Stellenbosch (LU-17275)\2798 () Erf 346 Stellenbosch (LU-17275)_1.doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2798 (i) Erf 346 Stellenbosch (LU-17275)_1
Development Name:	One on Alexander
Date:	03 February 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	346
DC Parameters Reference:	SDP - Site Plan S025-23 drwg no 00-00 rec C by Neo Architects dated 2024/03/15

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:	5.496	4.934	0.1016	0.4848	48.04		46.24		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	5.50	4.93	0.10160	0.485	48.0		46		
Charges before adjusting for positive only, before Deductions	R 181 016.26	R 178 856.52	R 22 121.53	R 49 837.45	R 318 138.41	R 749 970.17	R 182 424.75	R	932 394.92
Charges adjusted for positive only, before Deductions	R 181 016.26	R 178 856.52	R 22 121.53	R 49 837.45	R 318 138.41	R 749 970.17	R 182 424.75	R	932 394.92
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	-
Total Development Charges Payable (excluding VAT):	R 181 016.26	R 178 856.52	R 22 121.53	R 49 837.45	R 318 138.41	R 749 970.17	R 182 424.75	R	932 394.92
VAT:	R 27 152.44	R 26 828.48	R 3 318.23	R 7 475.62	R 47 720.78	R 112 495.53	R 27 363.71	R	139 859.24
Total Development Charges Payable (including VAT):	R 208 168.70	R 205 685.00	R 25 439.76	R 57 313.06	R 365 859.17	R 862 465.69	R 209 788.47	R	1 072 254.16

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate
Notes:	Erf size = 961m ² (p4 of motivation report). Ex house to be demolished - credit.

Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)						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)	Community										
																	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Residential	Single Residential >100m2	du						0	R	-	R	-	R	-	R	-	-								
	Single Residential >50m2	du						-1	R	26 346.60	R	20 562.37	R	6 096.48	R	4 112.00	R	25 372.14	R	18 217.25	R	15 491.79	R	101 709.06	
	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					12			R	177 854.40	R	173 999.05	R	20 802.23	R	49 344.01	R	209 320.13	R	531 410.92	R	134 807.02	R	926 026.85
	Old age home	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Accommodation	Student Accommodation/Communal/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					274		R	29 510.66	R	28 418.85	R	7 315.76	R	4 805.44	R	134 190.41	R	204 042.14	R	4 034.98	R	200 977.12	
	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 - 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	-	
	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	-	
Non demand	Roads and Parking	ha</																							

Charges before adjusting for positive only, before Deductions																
Charges adjusted for positive only, before Deductions																
Deductions per service (from usage reductions)																
Discount Deduction (%)																
Additional Deduction per service - from Service Agreement (eum)																
Sub Total after Adjustments and Deductions (excluding VAT)																
VAT																
Total Development Charges																
Deduct	R	181 016,26	R	178 856,52	R	22 121,53	R	49 837,45	R	318 138,41	R	749 970,17	R	182 424,75	R	932 394,97
	R	181 016,26	R	178 856,52	R	22 121,53	R	49 837,45	R	318 138,41	R	749 970,17	R	182 424,75	R	932 394,97
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	R	181 016,26	R	178 856,52	R	22 121,53	R	49 837,45	R	318 138,41	R	749 970,17	R	182 424,75	R	932 394,97
	R	27 152,44	R	26 828,48	R	3 318,23	R	7 475,52	R	47 720,78	R	112 495,53	R	27 383,71	R	138 868,24
	R	208 168,70	R	201 685,00	R	25 439,76	R	57 313,04	R	365 859,17	R	862 465,69	R	209 788,47	R	1 072 253,16



STELLENBOSCH
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ANNEXURE C



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/517 (Application No: 2024-10-0082)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

07 APR 2025

Attention: Mr U von Molendoff

Dear Sir

ERF 346, STELLENBOSCH: ALEXANDER STREET AND MAIN ROAD 27: APPLICATION FOR REZONING AND DEPARTURE

FILE NR:	E 346 S
SCAN NR:	
COLLABORATOR NR:	783353

1. The following refer:
 - 1.1. The email from CK Rumboll and Partners dated 10 October 2024 containing the Notice of Land Development Application to Interested and Affected Parties for Comment (Application Reference: LU/17275 (TP780/2024)); and
 - 1.2. The Subdivision Plan (Dwg: 00-00, Rev C) prepared by NEO ARCHITECTS dated 15 March 2024;
 - 1.3. The Realignment of The R44/R310 and Alexander Street Junction, Plan Number 34092.00-110-02 D prepared by BVi dated 30 August 2023; and
 - 1.4. The Motivation Report (Reference: STB/13442/ZN)) prepared by CK Rumboll and Partners dated Revision 1: September 2024; and
 - 1.5. The Traffic Impact Statement prepared by UDS Africa Consultants dated 28 February 2024.
2. The development entails construction of a building that will accommodate the following:
 - Offices - 224m² GLA
 - Apartments - 12 units
3. Access to the property will be taken from Alexander Street, a municipal road. Due to the location and spacing of interim and future access points, this development will

impact traffic on Main Road 27 (MR27: Adam Tas Road) at the Alexander Street signalised intersection at approximately km 34.37 right-hand side (RHS).

4. Stellenbosch Municipality is the Road Authority in terms of Section 26 of the Roads Ordinance 19 of 1976 while this Branch remains the Approving Authority.
5. The key findings and recommendations of the TIA are summarised as follows:
 - 5.1. The proposed development is expected to generate 12 peak hour trips (6 in, 6 out), which is not deemed significant, and therefore external road upgrades are not required.
 - 5.2. The planned realignment of Alexander Street to opposite Adam Tas Road at its intersection with the R44 will affect the proposed development access, necessitating interim- and future access configurations to align with the current alignment of Alexander Street until the realignment is completed.
 - 5.3. The proposed interim and future access widths are adequate for the development, and the detailed design of the future access should ensure sufficient bellmouth radii.
 - 5.4. If security controls are implemented at the access, it is essential to provide stacking space for at least one passenger vehicle between the access control and the future edge of Alexander Street.
 - 5.5. Based on the zoning scheme, 27 parking bays are required. However, applying the shared parking principle per the AMG 2020 of WCG, 23 bays would suffice for the combined office/apartment land uses. Therefore, 23 parking bays, plus 2 'equivalent bays' (4 motorcycle + 8 bicycle) and 1 tandem bay, providing a total of approximately 26 bays, are considered adequate for the proposed offices and apartments.
 - 5.6. The property is near a railway station and accessible taxis, and no additional formal public or non-motorised transport facilities are needed for the proposed development.
 - 5.7. Future change in access for Erf 346: With the planned realignment upgrade, it is proposed to separate the inbound and outbound lanes. The proximity of the proposed left-out access to the MR27 intersection is anticipated not to pose issues regarding weaving due to the low trip generation from the development. The future left-in/left-out configuration is considered adequate to manage the expected development traffic.
6. As the Approving Authority of the MR27, this Branch must approve the geometric design of the proposed realignment of Alexander Street and all affected property accesses, including Erf 346, after it has been reviewed by your Roads and Stormwater Department, to ensure compliance with all elements affecting the Functional Boundary Area of the MR27 intersection.

7. This Branch offers no objection to the Rezoning and Departure application for Erf 346, Stellenbosch, provided that the recommendations in the Traffic Impact Statement prepared by UDS Africa Consultants dated 28 February 2024 are implemented. These recommendations include final approval of the future access position and geometric design for Erf 346 as part of the realignment of Alexander Street at its intersection with the MR27 signalised intersection, prior to the commencement of construction.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 14 MARCH 2025