STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16630 / TP589/2023
Our File Reference Number: Farm 266/11, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Dear Sir/Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE AND DEPARTURE ON FARM NO. 266/11, STELLENBOSCH DIVISION

1. This Municipality's decision letter dated 20 May 2025 refers.

2. The Appeal Authority resolved on 19 June 2026 that the appeal submitted against the decision of the Municipal Planning Tribunal made on the 28th of March 2025, in respect of 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 **BE REPLACED** as follows:

   2.1 That the application(s) in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-law on Farm No. 266/11, Stellenbosch Division for:

      2.1.1 Consent Use in terms of Section 15(2)(o) of the said By-law for a tourist accommodation establishment limited to a total number of 18 bedrooms which derives from the conversion of the existing guesthouse approval and the inclusion of an additional existing unauthorised building consisting of two (2) dwellings and five (5) additional bedrooms and associated support facilities,

2.1.2 Departure in terms of Section 15(2)(b) of the said By-law to relax the northwestern common building line (adjacent to Farm No. 266/10) from 5,0m to stretch from 0,3m on the northwestern point to 0,9m on the southwestern point to accommodate the existing unauthorised building on the subject property,

BE APPROVED in terms of Section 60 of the said By-law.

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

3.1 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 By-laws or Regulations that may be applicable.

3.2 The development be implemented substantially in accordance with the endorsed site development plan reference as Project no: P3130 with Plan no: 4, drawn by TV3 and dated 24/11/2023, attached as **Annexure A**.

3.3 The use of the unauthorised building be undertaken in accordance with the floor and elevation plans referenced as Project No: RCAD/06/13 with Drawing No: 101 and 102, drawn by RCAD and dated Jan 2013, attached as **Annexure A**.

3.4 A building plan indicating any unauthorised building work and the resulting change of land use be submitted and approved prior to the vesting of the land use rights.

3.5 The non-agricultural land uses hereby permitted must remain subservient to and not adversely impact the primary agricultural land use potential or natural environment on the subject property or surrounding properties.

3.6 The tourist accommodation establishment units hereby approved shall be used exclusively for transient guest occupancy on a short-term basis. No long-term leases or permanent residential agreements shall be entered into for any unit or room. The units are strictly restricted to self-catering tourist use. They may not be

utilised as "additional dwelling units" or primary residences for permanent occupants.

3.7 The tourist accommodation establishment is restricted to the said buildings and no extensions in the number of units or the size of its footprints are permitted, and the land use right for the tourist accommodation establishment may not be repurposed into any newly build or redeveloped structures, and the existing structures may also not be repurposed for any other non-agricultural use.

3.8 Should the approved and purpose built tourist accommodation establishment cease to operate, the repurposing of any structure and facilities associated with the subject approved land use activity will not be permitted and the subject structures, facilities and related infrastructure, at the cost of the owner, must be demolished and the site be rehabilitated, and the land and any buildings that are not demolished be restored for agricultural related uses or uses permitted as primary use rights in terms of the zoning of the property within a year of ceasing the approved land use activity.

3.9 The tourist accommodation establishment and its associated support facilities are reserved for the exclusive use of overnight transient guests. The site may not be used as a function venue or for the hosting of events, including but not limited to weddings, receptions, conferences, or training sessions. Use of the associated facilities by day visitors or any persons other than registered overnight transient guests is strictly prohibited. No self-catering unit may be utilised for any purpose other than guest lodging; specifically, no organised group activities or gatherings are permitted within the units or its associated support facilities.

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

3.11 Sufficient onsite parking be provided in accordance with the provisions of the Zoning Scheme By-law to the satisfaction of the Municipality and that onsite parking be provided on the same land unit where the land use is located.

3.12 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.

3.13 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 16/07/2024 and comment dated 16/04/2024, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.14 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

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

4.1 The approval is for the existing structure to be utilised in conjunction with an approved land use rights for tourism accommodation.

4.2 Due to the property size agricultural use is a non-viable option, however it will and should not be detrimental to the rural landscape and the surrounding agriculture use.

5. **Matters** to be noted:

5.1 The approved land use rights only come into effect once all suspensive conditions or relevant legislative provisions, including the payment of the contravention penalty, have been complied with.

5.2 Building plans for all proposed or unauthorised structures or change in land use be submitted to and approved by the Municipality. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals to be indicated on the Town Planning Compliance Checklist for Building Plans.

5.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

5.4 No directorial, advertisement, or any other signs or flags may be erected on the subject property or in any road reserve prior to the approval of Stellenbosch Municipality or the authorised authority.

5.5 Should the premises be used for a category of business which is required to be licensed in terms of the Business Act, No. 71 of 1991 i.e. sale and supply of meals, health and entertainment, etc, then application be made for the relevant business license. Should food be prepared or handled, then application also be made in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability (COA) for food premises in terms Regulation 638 of 22 June 2018 promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972.

5.6 A liquor license be obtained from the appropriate authority if required.

5.7 Should, after following due process –

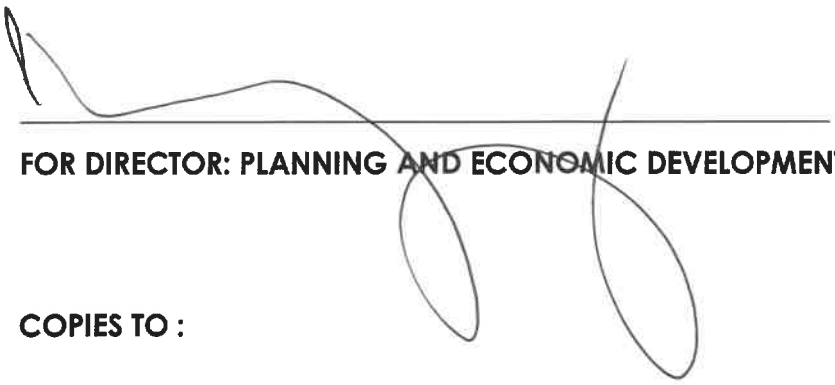
a. The subject approval remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or
b. The use of the property be in breach of any of the conditions of approval, inclusive of persistent complaints, and/ or
c. The property be used for any unauthorised uses not permitted in terms of this and other approvals,

the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

6. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

7. The appeal process has now been concluded.

Yours faithfully



28/8/2026.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT **DATE:**

COPIES TO :

[redacted]

STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

	Zoning Scheme Provision	Existing Development	
Zoning	Agricultural and Rural Zone		
Size	1.07ha		
Building Line	5m	As per Plan	
Coverage	NA	±1750m²	16%
Floor Area	NA	±2840m²	0.28
Parking	14	24	

STELLENBOSCH MUNICIPALITY
10/266
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
28/8/2024
DATE

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

Wedge View

Property Description: Portion 11 of Farm 266, Stellenbosch

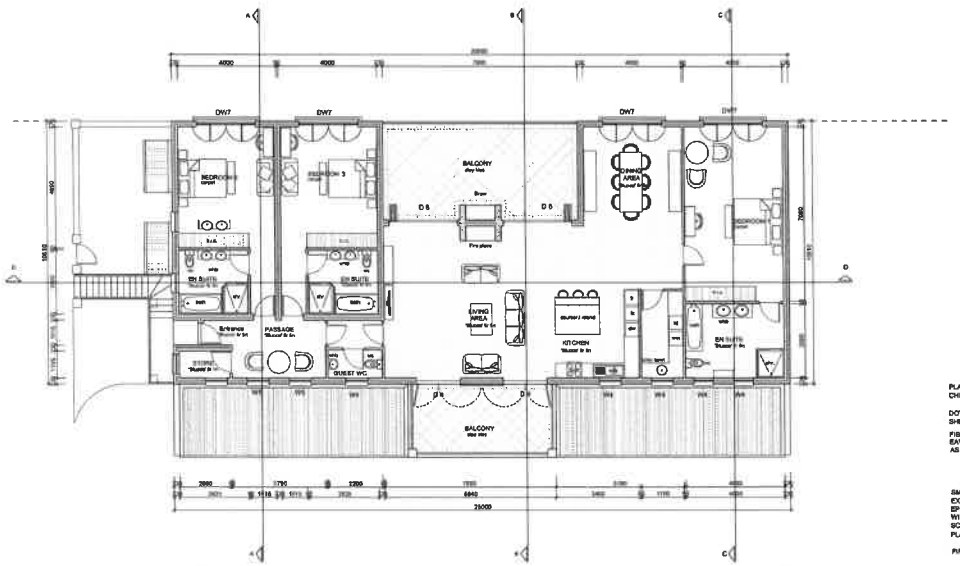
Drawing:		Plan no.:
Site Development Plan		4
Date:	Scale:	
24/11/2023	1:1000(A4)	
Project no.:	Drawn:	Checked:
P3130	WH	MW

Notation:

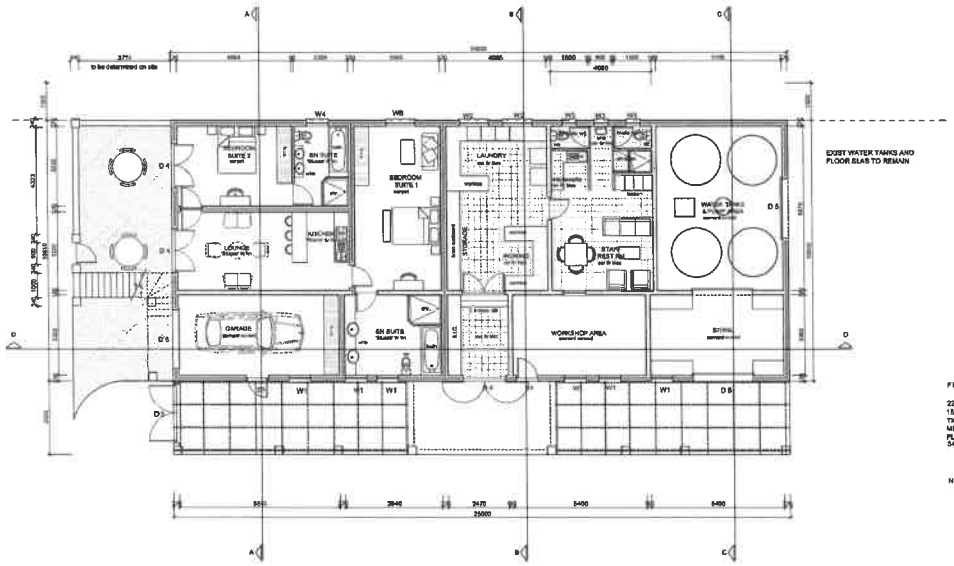
Cadastral information obtained from Surveys and Mapping (DRDLR).

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

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



FIRST FLOOR PLAN



GROUND FLOOR PLAN

FINISHES

ROOF COLOUR	: PREPAINTD CHROMDEK CHARCOAL
GUTTER	: CHARCOAL
FASCIAS	: CHARCOAL
DOWNPIPES	: CHARCOAL
EXT. WALL COLOUR	: AS PER OWNER'S SPECIFICATION
INT. WALL COLOUR	: AS PER OWNER'S SPECIFICATION
CER. FLR TILES	: AS PER OWNER'S SPECIFICATION
CARPET FLOOR	: AS PER OWNER'S SPECIFICATION
WALL TILES	: AS PER OWNER'S SPECIFICATION
PAVING	: AS PER OWNER'S SPECIFICATION
SANITARYWARE	: AS PER OWNER'S SPECIFICATION
B.I.C.	: AS PER OWNER'S SPECIFICATION
CORNICE & SKIRTINGS	: AS PER OWNER'S SPECIFICATION
LIGHTS & FITTINGS	: AS PER OWNER'S SPECIFICATION

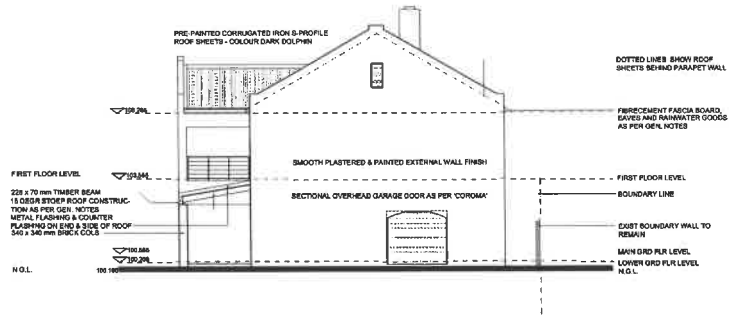
Finishing Schedule

AREA CALCULATIONS

Ground Floor Area:	
Proposed building	265.0 msq
Proposed Covered Steep	75.0 msq
Total	340.0 msq
First Floor Area:	
Proposed building	233.0 msq
Proposed Back Balcony	32.0 msq
Proposed Front Balcony	18.0 msq
Total	283.0 msq
Total Covered Floor Area	623.0 msq
Plot Size	10 787.0 msq
Existing Covered Area	1160.0 msq
Covered Area of Addition	340.0 msq
Total covered Area	1500.0 msq
New Coverage %	14.0 %

Area Calculations

SOUTH EAST ELEVATION



NORTH WEST ELEVATION

GENERAL NOTES

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS
FOR 90 mm WALLS : 600 x 230 mm CONC. STRIP FOUNDATIONS
FOR 190 mm WALLS : 700 x 230 mm CONC. STRIP FOUNDATIONS
FOR 230 mm WALLS : 700 x 230 mm CONC. STRIP FOUNDATIONS
ALL FOUNDATIONS AS PER ENGINEER'S DETAILS.

WALL CONSTRUCTION
INTERNAL WALLS TO BE 90 mm PLASTERED AND PAINTED
BRICK WALLS OR 190 mm WHERE SHOWN ON PLAN
EXTERNAL WALLS TO BE 230 mm PLASTERED AND PAINTED
BRICK WALLS WITH 50 mm CAVITIES
CONCRETE BRICKS TO BE MIN MUM 14 mpa.

FLOOR CONSTRUCTION
FLOOR FINISH AS SHOWN ON PLAN ON 20 mm CEMENT SCREED ON 100 mm CONCRETE SURFACE BED ON 250 MICRON DPM ON 50 mm SAND BED ON WELL COMPACTED AND APPROVED FILL

FIRST FLOOR CONSTRUCTION
FLOOR FINISH AS SHOWN ON PLAN ON 30 mm CEMENT SCREED ON REINFORCED PRECAST CONCRETE SLAB BY CONCRETE SPECIALISTS AND TO ENG'S DETAILS AND SPECIFICATIONS

WINDOWS AND DOORS
ALL WINDOWS TO BE ALUMINIUM FINISHED WITH CHARCOAL EPOXY COATING.
ALL EXTERNAL DOORS TO BE ALUMINIUM FINISHED WITH CHARCOAL EPOXY COATING.
ALL INTERNAL DOORS TO BE SOLID FIELDED PANEL DOORS
GARAGE DOOR TO BE 2100 x 2400 mm "CORONAFLITE" GARAGE DOOR DOOR BY CORONA - ALSO REFER TO DOOR AND WINDOW SCHEDULES

WINDOW SILLS
INTERNALLY : PLASTERED BRICK SILLS - FLAT
EXTERNALLY : PLASTERED BRICK SILLS - 30 DEGREE

MAIN PITCHED ROOF CONSTRUCTION
0.6mm PRE-PAINTED CORRUGATED IRON S-PROFILE ROOF SHEETING AT 22° ON INSULATION ON 75 x 50mm SA.Pine PURLINS AT maximum 1100mm CENTRES ON 114 x 38mm S.A.Pine TRUSSES AT maximum 1200mm CENTRES ON 114 x 38mm S.A.Pine WALL PLATE. ROOF STRUCTURE TO BE TIED DOWN minimum 600mm WITH WIRE ANCHORS.

PATIO ROOF CONSTRUCTION
0.6mm PRE-PAINTED CORRUGATED IRON S-PROFILE ROOF SHEETING AT 18° ON 75 x 50 mm SA.Pine PURLINS AT maximum 900 mm CENTRES ON 150 x 50 mm S.A.Pine RAFTERS AT maximum 1000 mm CENTRES ON 228 x 70 mm S.A.Pine BEAM. ROOF STRUCTURE TO BE TIED DOWN AND SECURED WITH minimum 600mm WIRE ANCHORS AND O.M.S BRACKETS

CEILING CONSTRUCTION
FIRST FLOOR CEILING
SKIMMED 6.4 mm PLASTER BOARD CEILING FIXED TO U/S OF 38 x 38 mm S.A.PINE BRANDERING AT MAX. 400 mm CENTRES FIXED TO UNDERSIDE OF ROOF CONSTRUCTION AS DESCRIBED ABOVE AND FINISHED WITH 76 mm COVED GYPSUM CORNICE

GROUND FLOOR CEILING
UNDERSIDE OF CONC. SLAB, AS DESCRIBED UNDER FIRST FLOOR CONSTRUCTION, TO BE SKIMMED AND FINISHED WITH 76 mm COVED GYPSUM CORNICE

EAVES AND RAINWATER GOODS
DOMESTIC "OGEE" SEAMLESS ALUMINIUM GUTTERS - COLOUR WHITE
76 mm DIA. PVC RWDPS WHERE SHOWN - COLOUR WHITE
228 x 12mm FIBRE CEMENT FASCIA BOARDS - COLOUR WHITE

OTHER
X 1 VERMIN PROOF AIRBRICKS PER ROOM
PRESTRESSED PRECAST CONC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS
WEEPHOLES AT maximum 900mm CENTRES.

DRAINAGE
WASTEPIPES TO BE 38 mm Ø PVC
SOILPIPES TO BE 100 mm Ø PVC.
VENTPIPES TO BE 50 mm Ø PVC.
I.E. TO ALL BENDS AND JUNCTIONS.

WEDGEVIEW country house & spa

project:

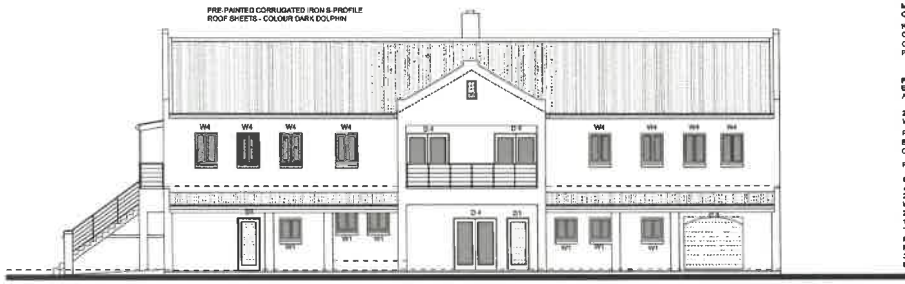
Proposed new service area and additional dwelling to existing guest house on farm 266 portion 11, Stellenbosch, for Wedgeview country house & spa

project no: RCAD06/15	Drawing: PLANS, ELEVATIONS
drawing no: 101	
date: Jan 2013	
scale: 1 : 100	Revision :
drawn: RC	

RCAD
Robert Cupido Architectural Design

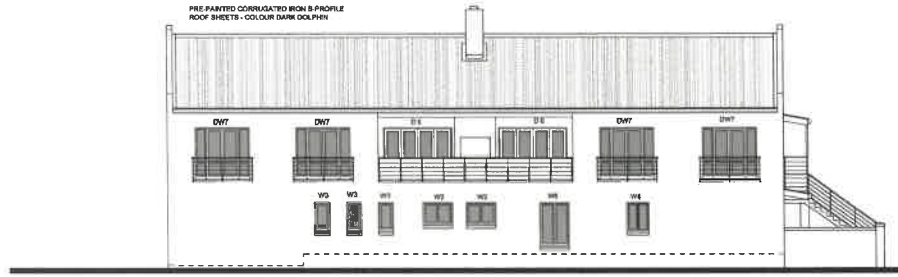
Contact nos. : 084 585 0222
021 904 2572
Fax no. : 086 568 0222
e-mail : robertcupido@gmail.com
Sacap Registered : PrSArchT

PRELIMINARY



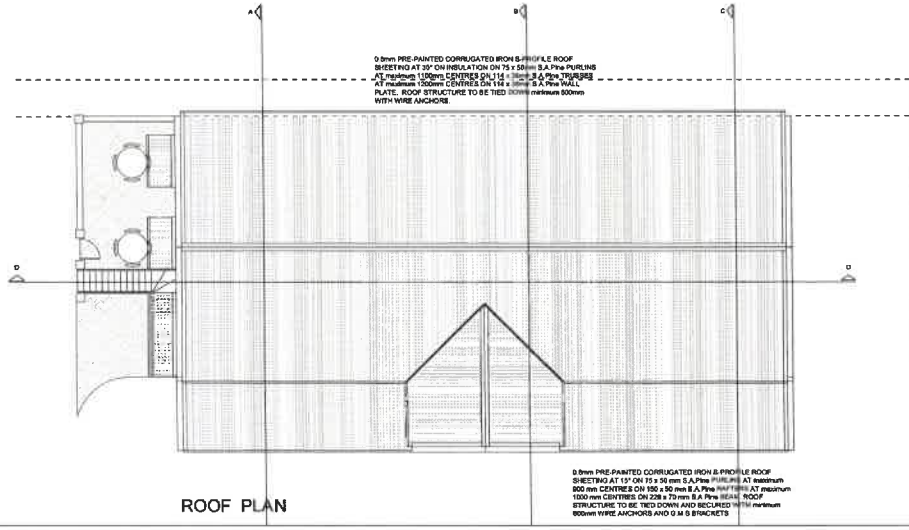
NORTH EAST ELEVATION

SECTION A-A

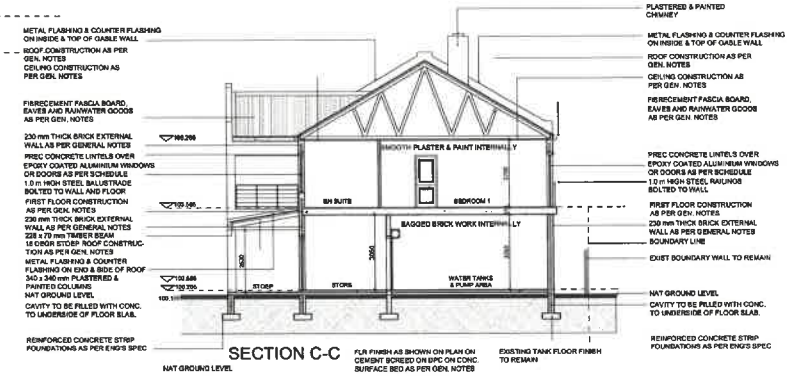


SOUTH WEST ELEVATION

SECTION B-B



ROOF PLAN



SECTION C-C

GENERAL NOTES

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS

FOR 90 mm WALLS : 600 x 230 mm CONC. STRIP FOUNDATIONS
FOR 180 mm WALLS : 700 x 230 mm CONC. STRIP FOUNDATIONS
FOR 230 mm WALLS : 700 x 230 mm CONC. STRIP FOUNDATIONS
ALL FOUNDATIONS AS PER ENGINEER'S DETAILS.

WALL CONSTRUCTION

INTERNAL WALLS TO BE 90 mm PLASTERED AND PAINTED BRICK WALLS OR 180 mm WHERE SHOWN ON PLAN
EXTERNAL WALLS TO BE 230 mm PLASTERED AND PAINTED BRICK WALLS WITH 50 mm CAVITIES
CONCRETE BRICKS TO BE MINIMUM 14 mpa

FLOOR CONSTRUCTION

FLOOR FINISH AS SHOWN ON PLAN ON 20 mm CEMENT SCREED ON 100 mm CONCRETE SURFACE BED ON 250 MICRON DPM ON 80 mm SAND BED ON WELL COMPACTED AND APPROVED FILL

FIRST FLOOR CONSTRUCTION

FLOOR FINISH AS SHOWN ON PLAN ON 22 mm CEMENT SCREED ON REINFORCED PRECAST CONCRETE SLAB BY CONCRETE SPECIALISTS AND TO ENG'S DETAILS AND SPECIFICATIONS

WINDOWS AND DOORS

ALL WINDOWS TO BE ALUMINIUM FINISHED WITH WHITE EPOXY COATING
ALL EXTERNAL DOORS TO BE ALUMINIUM FINISHED WITH WHITE EPOXY COATING
ALL INTERNAL DOORS TO BE SOLID FIELDED PANEL DOORS
GARAGE DOOR TO BE 2100 x 2400 mm 'COROMALITE' GARAGE DOOR BY COROMA

WINDOW SILLS

INTERNALLY : PLASTERED BRICK SILLS - FLAT
EXTERNALLY : PLASTERED BRICK SILLS - 30 DEGREE

MAIN PITCHED ROOF CONSTRUCTION

0.5mm PRE-PAINTED CORRUGATED IRON S-PROFILE ROOF SHEETING AT 20° ON INSULATION ON 75 x 50mm S.A.Pine PURLINS AT maximum 1100mm CENTRES ON 114 x 38mm S.A.Pine TRUSSES AT maximum 1200mm CENTRES ON 114 x 38mm S.A.Pine WALL PLATE. ROOF STRUCTURE TO BE TIED DOWN minimum 600mm WITH WIRE ANCHORS.

STOEP ROOF CONSTRUCTION

0.5mm PRE-PAINTED CORRUGATED IRON S-PROFILE ROOF SHEETING AT 15° ON 75 x 50 mm S.A.Pine PURLINS AT maximum 900 mm CENTRES ON 150 x 50 mm S.A.Pine RAFTERS AT maximum 1000 mm CENTRES ON 228 x 70 mm S.A.Pine BEAM. ROOF STRUCTURE TO BE TIED DOWN AND SECURED WITH minimum 600mm WIRE ANCHORS AND G.M.S BRACKETS

CEILING CONSTRUCTION

FIRST FLOOR CEILING
SIGMABD 9.4 mm PLASTER BOARD CEILING FIXED TO U/S OF 38 x 38 mm S.A.PINE BRANDERING AT MAX. 400 mm CENTRES FIXED TO UNDERSIDE OF ROOF CONSTRUCTION AS DESCRIBED ABOVE AND FINISHED WITH 75 mm CORED GYPSUM CORNICE

GROUND FLOOR CEILING
UNDERSIDE OF CONC. SLAB, AS DESCRIBED UNDER FIRST FLOOR CONSTRUCTION, TO BE SKIMMED AND FINISHED WITH 75 mm CORED GYPSUM CORNICE

EAVES AND RAINWATER GOODS

DOMESTIC 'OGEE' SEAMLESS ALUMINIUM GUTTERS - COLOUR WHITE
75 mm DIA. PVC RWDPS WHERE SHOWN - COLOUR WHITE
225 x 12mm FIBRE-CEMENT FASCIA BOARDS - COLOUR WHITE

OTHER

X 1 VERMIN PROOF AIRBRICKS PER ROOM
PRESTRESSED PRECAST CONC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS.
WEEPHOLES AT maximum 600mm CENTRES.

DRAINAGE

WASTEPIPES TO BE 38 mm Ø PVC
SOIL PIPES TO BE 100 mm Ø PVC.
VENTPIPES TO BE 80 mm Ø PVC.
I.E. TO ALL BENDS AND JUNCTIONS

WEDGEVIEW
country house & spa

project:

Proposed new service area and additional dwelling to existing guest house on farm 266 portion 11, Stellenbosch, for Wedgeview country house & spa

project no: RCAD08/11	Drawing: PLANS, ELEVATIONS SECTIONS
drawing no: 102	
date: Jan 2013	
scale: 1 : 100	Revision :
drawn: RC	

RCAD
Robert Cupido Architectural Design

Contact nos. : 084 586 8222
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PRELIMINARY

STELLENBOSCH
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ANNEXURE B

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

FILE NR: OUTGOING POST
F 266/11/5
SCAN NR:
COLLABORATOR NR:

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Ilze Fillies**
Date ▫ Datum:	**16 July 2024**
Our Ref ▫ Ons Verw:	**Civil LU 2690**
Town Planning Ref:	**LU/16630 - TP589/2023**
Re ▫ Insake:	**Farm 266/11, Stellenbosch: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for a Consent Use to utilize an existing building (which consist of five bedrooms) as an extension to the existing approved guest house to allow for a tourist accommodation establishment with a total of 18 bedrooms on Farm No. 266/11, Stellenbosch Division. Application is made in terms of Section 15(2)(b) of the Stellenbosch Land Use Planning By-law, 2023 for a departure to relax the 5,0m common building line (adjacent to Farm No. 266/10, Stb) to 0,3m and 0,9m to accommodate the existing building on Farm No. 266/11, Stb.**

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

1. Water

1.1 The development must use the existing municipal water connection point.

RECEIVED
19 JUL 2024
PLANNING AND DEVELOPMENT SERVICES
STELLENBOSCH MUNICIPALITY

2. Sewer

2.1 The development must connect to existing conservancy tanks.

3. Roads

3.1 Access is from a provincial road – all conditions by the Provincial Roads Engineer will be applicable.

4. Development Charges (DCs)

4.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage.

4.2 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.

4.3 The appropriate DC's are payable before the facility is put to its approved use.

IFILLIES

Ilze Fillies
Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2690 (IF) Farm 266-11 Stellenbosch (LU-16630 TP589-2023)\2690 () Farm 266-11 Stellenbosch (LU-16630 TP589-2023).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number	2660 (RF) Farm 266-11 Stellenbosch (LU-16830 TP589-2023)
Development Name	
Date	19 July 2024
Financial Year	2024/2025
Erf Location (Select from 7 Locations)	Stellenbosch Town
Erf Region (Select Urban or Rural)	Rural
Erf No. / Farm No.	Farm 266-11
DC Parameters Reference	Motivation report Proposed consent use and departure portion 11 Farm 266 Stevenendal Stellenbosch dated 28 Nov 2023 Mr T Walters TV3 Architect

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	tons/week	trips/day		persons	
Total Increased Services Usage	1,1	0,9	0,02	0,075	15		5	
Total Service Usage Reduction	0	0	0	0	7,5		0	
Total Service Usage after Reduction	1,10	0,90	0,02000	0,075	7,5		5	
Charges before adjusting for positive only, before Deductions	R 36 229,80	R -	R 4 354,83	R 7 710,00	R 95 145,91	R 143 438,75	R 20 271,57	R 163 711,31
Charges adjusted for positive only, before Deductions	R 36 229,80	R -	R 4 354,83	R 7 710,00	R 95 145,91	R 143 438,75	R 20 271,57	R 163 711,31
Total Deductions	R -	R -	R -	R -	R 47 572,76	R 47 572,76	R -	R 47 572,76
Total Development Charges Payable (excluding VAT)	R 36 229,80	R -	R 4 354,83	R 7 710,00	R 47 572,76	R 95 866,99	R 20 271,57	R 116 138,56
VAT	R 5 434,44	R -	R 653,19	R 1 156,50	R 7 135,91	R 14 380,05	R 3 040,73	R 17 420,78
Total Development Charges Payable (including VAT)	R 41 664,24	R -	R 5 007,63	R 8 866,50	R 54 708,67	R 110 247,04	R 23 312,30	R 133 559,34

APPLICANT INFORMATION	
Application Processed by	Ilze Filies
Signature	IFILLIES
Notes	

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Assessment Factor	Development Charge (Levied (excl VAT))							
									Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Engineering)	Community	Total
Description	Unit	Area (m2)	Unit Amount	Amount	Area (m2)	Unit Amount	Amount	Amount	Rate	Rate	Rate	Rate	Rate		Rate	
Residential	Single Residential >1000m2	du						4	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/Communal Hostels	rooms						0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms			6			6	R 31 225.91	R -	R 4 354.83	R 7 710.00	R 35 140.51	R 149 456.25	R 20 271.57	R 169 727.82
	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 (Inc 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 -
	Schools/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/Logistic Manufacturing	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit						0	R -	R -	R -	R -	R -	R -	R -	R -
Sub-services	Non-Specialised Bulk Infrastructure/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	ada						0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	Based on equivalent demands	ada						0	R -	R -	R -	R -	R -	R -	R -	R -
	Total Area	6			Total Area	6										

	Charges before adjusting for positive only before Deductions	R 31 225.91	R -	R 4 354.83	R 7 710.00	R 35 140.51	R 149 456.25	R 20 271.57	R 169 727.82		
Charges	Charges adjusted for positive only before Deductions	R 31 225.91	R -	R 4 354.83	R 7 710.00	R 35 140.51	R 149 456.25	R 20 271.57	R 169 727.82		
	Deductions per service given usage relationship	R -	R -	R -	R -	R 7 573.76	R 37 878.76	R -	R 37 878.76		
	Discount Contribution (%)	Percentage 0.00%	R -	R -	R -	R -	R -	R -	R -	R -	
	Additional Contribution per service - from Service Agreement (only)	R -		R -	R -	R -	R -	R -	R -	R -	
Totals	Sub Total after Apartments and Deductions excluding VAT:	R 31 225.91	R -	R 4 354.83	R 7 710.00	R 27 572.74	R 111 577.49	R 20 271.57	R 132 339.06		
	VAT	R 4 454.44	R -	R 653.19	R 1 156.50	R 4 135.91	R 16 736.62	R 3 040.73	R 19 850.86		
	Total Development Charges	R 35 680.34	R -	R 5 007.99	R 8 866.50	R 31 708.67	R 128 314.11	R 23 312.30	R 152 189.92		

FARM 266-11 (LU/16630)
. No Comment 1.
CONDITIONS:
Solar panel plant farm to comply to Electrical regulation Act of 2006 (NERSA)
2. All electrical work to comply to SANS 142, SANS 104 XA, SANS 1307, SANS 10106, SANS 10252-1 and SANS 10254, and Municipal By-Laws 3If connecting a generator for backup, the generator needs to comply to OHS Act SANS10142-1 4Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages?

ERF

Date 16/04/2024