



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10348

Our File Reference Number: Erf 156, Klapmuts

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: jolandie@rumboll.co.za

Sir/Madam

APPLICATION FOR SUBDIVISION ON ERF 156, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application made in terms of Section 15 (2)(d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 for the subdivision of Erf 156, Klapmuts into two (2) portions namely; Portion A (399m²) and the Remainder Portion (315m²) as indicated on drawing ref: STEL/11173/ZN/CVDW, dated August 2020,

BE APPROVED in terms of Section 60 of the said Bylaw, subject to conditions in terms of the said Bylaw:

Conditions of approval:

- a. The approval applies only to the subdivision in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- b. The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes;

- c. The conditions imposed by the **Director: Engineering Services** as contained in their comments dated 27 October 2020, as stipulated below, be complied with (see **Appendix E**);

Water Connections

- a. Each erf must have its own water connection and water meter installed.
- b. Once the subdivision is formally approved, the Municipality can be contacted to install the water connection.
- c. The cost of the installation is for the account of the owner.

Sewer Connections

- a. Each erf must have its own sewer connection.
- b. The municipal sewer line is at the back of erf 156 see attached sewer layout, Indicate how each property will connect to the municipal sewer line.
- c. A servitude is required on portion A of erf of 156 for the sewer connection of remainder erf 156.
- d. The cost of the installation of the sewer connection is for the account of the owner.
- e. Once the subdivision is formally approved. The engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- f. A quotation for the sewer connection inspection can be provided by the Water Services Department.
- g. Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- h. No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connection has been installed to their satisfaction.

Parking

- a. Each erf must provide a minimum of 2 parking bays for a dwelling unit with 2 or more bedrooms according the intergraded zoning scheme.

Development Charges (DCs)

- a. Based on the information provided, the Development Charges payable by the developer is R76 409.42 (Vat incl.) as per attached Development Charges calculation.
- b. The DC's were calculated for the 2019/2020 financial year. If the account is paid after 30 June 2020 it has to be recalculated using the then applicable tariffs.
- c. The appropriate DC's are payable before a Clearance certificate can be issued.

General

- a. Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

Clearance Certificates

- a. The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above mentioned conditions.
- b. This approval will lapse after 5 years from date of final notification, if not implemented.
- c. That the approval on the street numbering if it is not indicated be submitted for approval before transfer, with reference to **ANNEXURE B**; BE OBTAINED.

Reasons for approval:

- a. The proposal will not have a negative impact on the surrounding properties as it is in keeping with the character of the area;
 - b. The proposed subdivision will not give rights to a change in zoning;
 - c. The application from a town planning point of view is not inconsistent with the municipal planning policies.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late

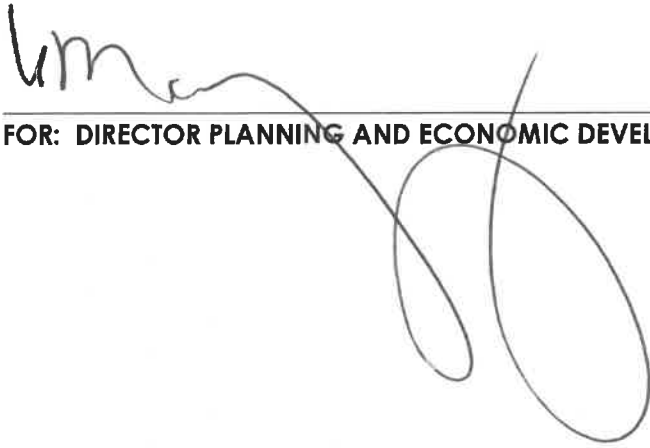
appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted 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. The following prescribed information is accordingly required:
 - (a) The personal particulars of the Appellant, including:
 - (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;
 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - (c) The grounds of the appeal which may include the following grounds:
 - (i) That the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
 - (d) whether the appeal is lodged against the whole decision or a part of the decision;
 - (e) if the appeal is lodged against a part of the decision, a description of the part;
 - (f) if the appeal is lodged against a condition of approval, a description of the condition;
 - (g) the factual or legal findings that the appellant relies on;
 - (h) the relief sought by the appellant; and
 - (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address:
landuse.appeals@stellenbosch.gov.za
8. An applicant who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
10. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision is suspended, and in the case of any approval, 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

A handwritten signature in black ink, consisting of a cursive 'L' followed by a series of loops and a long horizontal stroke that extends to the right.

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

20/4/2021
DATE:

ANNEXURE B

Subdivision Plan

ANNEXTURE E

Comment from the Director: Engineering Services



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag S Newman
From ▫ Van: Abdullah Daniels (Development)
Date ▫ Datum: 27/10/2020
Our Ref ▫ Ons Verw: Civil Lu 2021
Re ▫ Insake: Erf 156 Klapmuts: Application for subdivision

The application is for the following items:

- i. The subdivision of Erf 156 into two portions, namely remainder erf 156 (315m²) and Portion A (399m²);

Comments from the Transport, Roads and Stormwater, Water Services, Traffic Engineering and Development Departments will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

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

1. Water Connections

- 1.1 Each erf must have its own water connection and water meter installed.
- 1.2 Once the subdivision is formally approved, the Municipality can be contacted to install the water connection.
- 1.3 The cost of the installation is for the account of the owner.

2. Sewer Connections

- 2.1 Each erf must have its own sewer connection.
- 2.2 The proposed servitude must be registered on portion A of erf of 156 for the sewer connection of remainder erf 156.
- 2.3 The cost of the installation of the sewer connection is for the account of the owner.
- 2.4 Once the subdivision is formally approved. The engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- 2.5 A quotation for the sewer connection inspection can be provided by the Water Services Department.
- 2.6 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 2.7 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connection has been installed to their satisfaction.

3. Parking

- 3.1 Each erf must provide a minimum of 2 parking bays for a dwelling unit with 2 or more bedrooms according the intergraded zoning scheme.

4. Development Charges (DCs)

- 4.1 Based on the information provided, the Development Charges payable by the developer is R76 409.42 (Vat incl.) as per attached Development Charges calculation.
- 4.2 The DC's were calculated for the 2019/2020 financial year. If the account is paid after 30 June 2020 it has to be recalculated using the then applicable tariffs.
- 4.3 The appropriate DC's are payable before a Clearance certificate can be issued.

5. General

- 5.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

6. Clearance Certificates

6.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above mentioned conditions.

7. Electrical

7.1 Refer to annexure A for electrical comments



Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

[https://stellenboschgov.sharepoint.com/sites/DevServices/Shared Documents/2.0 DEVELOPMENT/00 Developments/2021 \(AD\) Erf 156, Klapmuts, Subdivision/2021 \(AD\) Erf 156, Klapmuts, Subdivision - amendment.doc](https://stellenboschgov.sharepoint.com/sites/DevServices/Shared Documents/2.0 DEVELOPMENT/00 Developments/2021 (AD) Erf 156, Klapmuts, Subdivision/2021 (AD) Erf 156, Klapmuts, Subdivision - amendment.doc)

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Monday, 03/Aug/2020
Financial Year	2020/21
Erf Location	[REDACTED]
Erf No	156
Erf Size (m ²)	714
Suburb	Klapmuts
Applicant	
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	ha°C	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	kl/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	0,600	0,550	0,018		0,040	4,00	4,0	
Total Development Charges before Deductions	R 6 474,74	R 11 917,17	R 2 359,16		R 2 633,44	R 30 019,79	R 13 038,67	R 66 442,97
Total Deductions								
Total Payable (excluding VAT)	R 6 474,74	R 11 917,17	R 2 359,16		R 2 633,44	R 30 019,79	R 13 038,67	R 66 442,97
VAT	R 971,21	R 1 787,58	R 353,87		R 395,02	R 4 502,97	R 1 955,80	R 9 966,45
Total Payable (including VAT)	R 7 445,95	R 13 704,75	R 2 713,03		R 3 028,46	R 34 522,76	R 14 994,47	R 76 409,42

APPLICANT INFORMATION

Application Processed by:	Abdullah Daniels
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	