



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9307

Our File Reference Number: Erf 206, Klapmuts

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR A SUBDIVISION AND REGISTRATION OF SERVITUDE: ERF 206, BEYERS STREET, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The subdivision of Erf 206, Klapmuts, in terms of Section 15(2)(d) of the said Bylaw, into three portions, namely:
 - a) Portion 1 (314m²)
 - b) Portion 2, Pump Station (407m²) and
 - c) Remainder Erf 206 (471m²).

Attached as **Annexure C** (Ref: KLAP206, Date: Sep 2020 Dwg: Sub Plan.dwg)

- 2.2 The registration of a 3m wide Sewer Servitude area over Erf 206, Klapmuts, in terms of Section 15(2)(d) of the said Bylaw which is to be located over two portions of the proposed subdivision namely:
 - a) Portion 1 and
 - b) the remainder portion of Erf 206, Klapmuts. **(See Annexure C)**

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

3. Conditions of Approval

3.1 The approval applies only to the applications in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

3.2 That the conditions of the Director: Engineering Services as specified in their Memo dated 23/11/2020, Ref No Civil Lu 1868, shall be complied with. **(See Annexure G)**

3.3 The applicant submits an electronic copy (shp, dwg, dxf) or A4 hard copy of the SG diagrams, which was preliminary approved by the SG. The following information must be indicated:

- Newly allocated Erf Numbers
- Co-ordinates
- Survey Dimensions
- Street number

3.4 The sewer line servitude area located over the Remainder portion Erf 206 & Portion 1 be registered simultaneously with the transfer of the 1st property.

3.5 Portion 2 be registered in favour of the Stellenbosch Municipality simultaneously with the first subdivided residential property that is to be transferred.

3.6 The approval will lapse if not exercised within 5 years from the date of final notification.

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

4.1 The overall streetscape and character of local area will not be negatively impacted.

4.2 The proposal presents a moderate form of densification within the urban edge and create additional housing opportunities within the Klapmuts area.

4.3 The proposal will aid in formalizing the existing sewer line and Municipal pumpstation already located on the subject property.

5. 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.

6. 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;

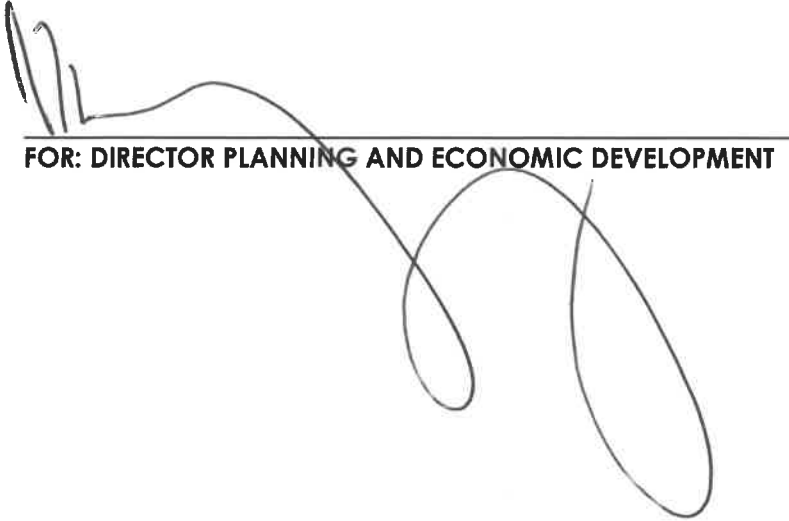
(j) That the appeal includes the following declaration by the Appellant:

- (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.
7. 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. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
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 large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke that extends across the line of the title below.

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

2/12/2021
DATE:

ANNEXURE C

Annexure E

STELLENBOSCH MUNICIPALITY

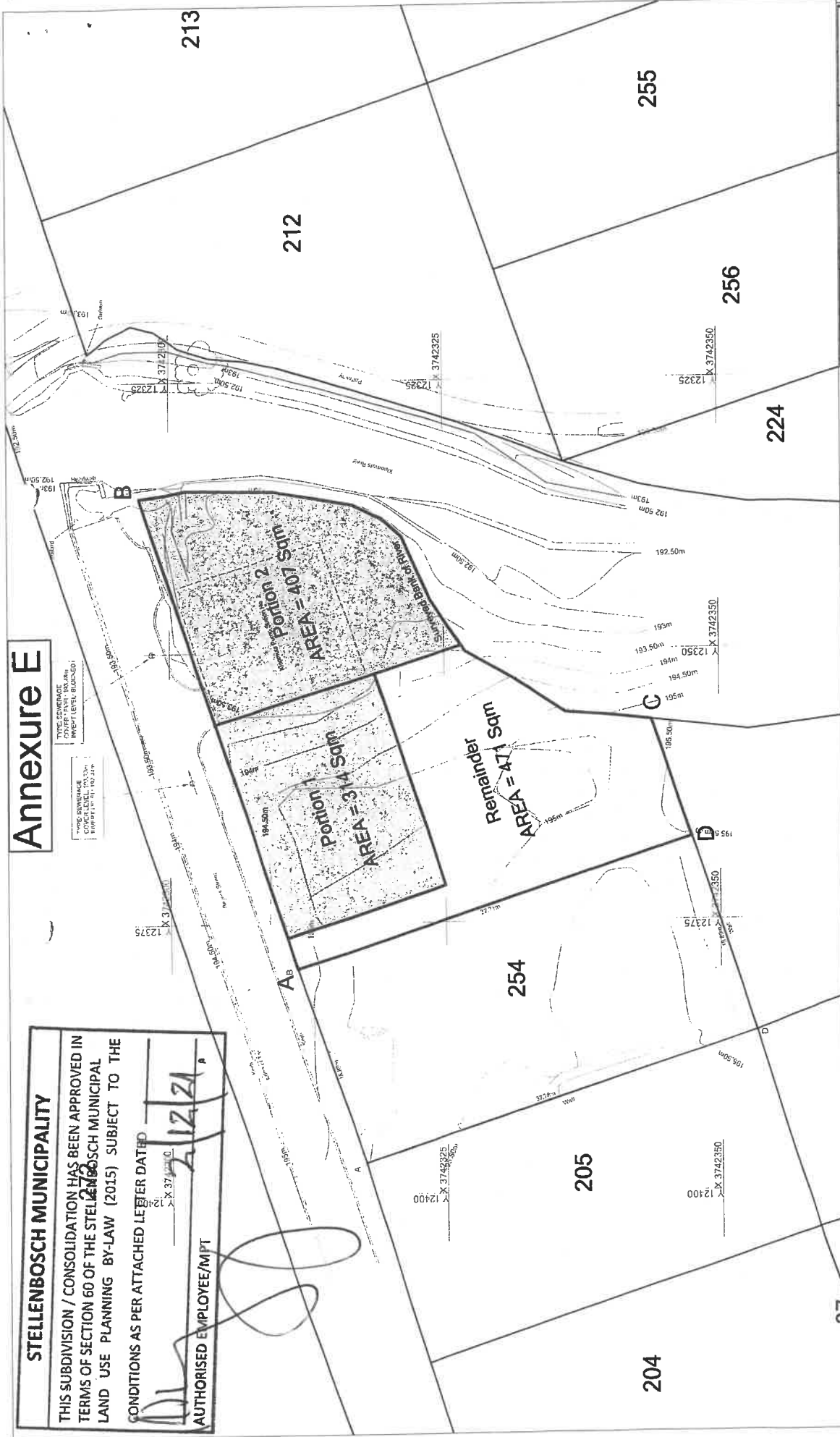
THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED

12/21

3742325


3742350

AUTHORISED EMPLOYEE/MPT



Erf No.	Erf Size	Zoning	Land Use
Portion 1	314.00 sqm	RES I	Residential
Remainder	471.00 sqm	RES I	Residential

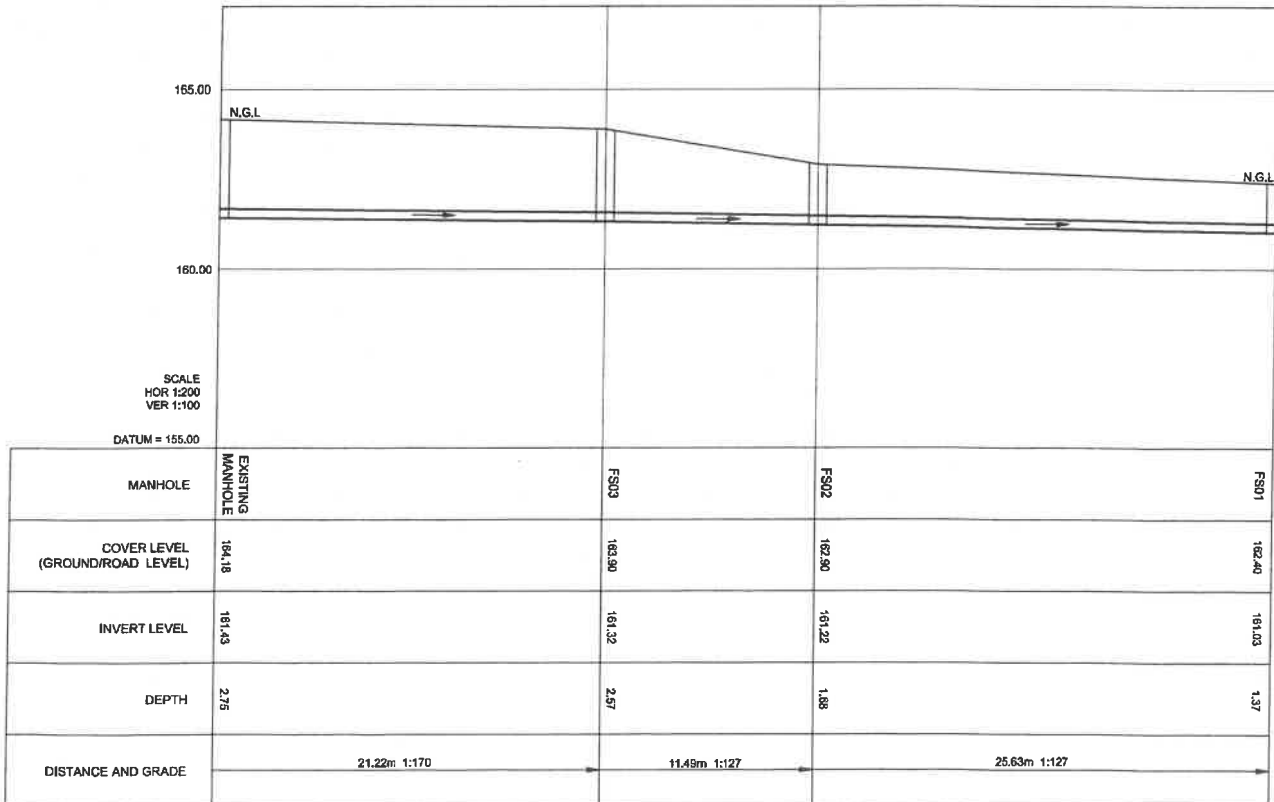
Notes:
 1. Figure A, B, Left bank of Klapmuts river, C, D represents the remainder of Erf 206, Klapmuts.
 2. The left bank of the Klapmuts river as indicated has been measured by survey.

<p>Caveat</p> <ol style="list-style-type: none"> Any areas and dimensions are provisional and will be finalised at time of subdivision survey. All levels are to be confirmed prior to construction. 		<p>Scale 1: 500 @ A4</p>	<p>Date: Sep 2020</p>	<p>Contours: 0.5m</p>	<p>System: WG 19</p>
<p>Proposed Subdivision Plan</p> <p>Erf 206 Klapmuts</p>					
		<p>friedlaender, burger & volkmann PROFESSIONAL ENGINEERS</p>			
<p>Ref: KLAP206</p>		<p>Dwg: Sub Plan.dwg</p>			

Annexure A



LAYOUT
SCALE 1:250



LONG SECTION
HOR: 1:200 VER: 1:100

ANNEXURE G



MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag C Petersen
From ▫ Van: Colin Taylor (Development)
Date ▫ Datum: 23/11/2020
Our Ref ▫ Ons Verw: Civil Lu 1868
Re ▫ Insake: Erf 206 Klapmuts: Application for subdivision

Details, specifications and information reflected in the following documentation refers:

- Application i.t.o. Stellenbosch Municipality Land Use Planning By-law, dated 2 April 2019, and
- Erf 206, Klappmuts-Subdivision: Relocation of existing bulk sewer letter by Bart Senekal Inc. Consulting Civil & Structural Engineers, dated 3 July 2020 (Annexure D).
- Proposed Subdivision Plan of Erf 206 Klappmuts (Ref:KLAP206) by FBV Professional Land Surveyors, dated September 2020 (Annexure E)

This Memo supersedes the one dated 15/08/2019.

The application is for the following items:

- i. The subdivision of erf 206 into three portions, namely remainder (471m²), Portion 1 (314m²) and Portion 2(407m²).

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 (Water Services Department) can be contacted to install the water connections.
- 1.3 The cost of the installation is for the account of the developer.

2. Sewer Connections

- 2.1 Each erf must have its own sewer connection.

- 2.2 The cost of the installation of the sewer connection is for the account of the developer.
- 2.3 Once the subdivision is formally approved. The engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department.
- 2.5 Installation must be done by a suitable Contractor appointed by the Developer. The cost of the installation of the sewer connection is for the account of the developer.
- 2.6 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. **The infrastructure items required to accommodate proposed development is discussed below:**

- a. **Sewer Network:** Relocation of municipal pipeline traversing erf 206 Klapmuts: See Annexure A attached:
 - i. Relocation of Sewer according to attached Plan 1406/02C
Estimated cost: R 222 000*
Funding: Can be offset DCs, any shortfall for Developers cost.

The developer will be responsible for the implementation of these items. These item are required before clearance of the subdivision.

- b. **Sewer Pump Station:** Expropriation of portion of land for Sewer Pump Station: See Annexure A attached:
 - i. Expropriation of portion of land for Sewer Pump Station
Estimated cost: R 474 300*
Funding: Municipal funds (Property management)

The expropriation of a portion of land for Sewer Pump Station can be offset from DC's, however the DCs for the combined developments of the applicant is not sufficient to cover the cost – see funding source breakdown below. This item is not required to accommodate the proposed development but is necessary to redress the land ownership of the Sewer Pump Station. This item is currently also not on the municipality's approved budget, therefore the Developer must enter into an agreement with the municipality (Property Management: Mr Piet Smith) to purchases the property in the future. To this end, the sewer pump station located on erf 206 Klapmuts must be subdivided from erf 206 Klapmuts and rezoned to utility services at the developer cost. The developer must enter into an agreement with the municipality to purchase the newly formed property.

(* estimate based on Erf 206, Klapmuts-Subdivision: Relocation of existing bulk sewer letter from Bart Senekal Inc. Consulting Civil & Structural Engineers, dated 3 July 2020, excl VAT).

c. Funding source breakdown (all costs excl VAT):

Total DCs available based on BL Williams's combined developments in Klapmuts namely erven 206, 248, 204, 209, 231, and 254. Refer to Annexure B for combined DC calculation sheet. (excl community services DC)	R 523 845.17
Upgrades cost	
Relocation of Sewer	R 220 000.00
Expropriation of portion of land for the Sewer Pump Station	R 474 300.00
Deficit	-R 170 454.83
Comment	Based on the estimates, there is sufficient funds for the relocation of the sewer but there is insufficient funds to cover the costs of the expropriation of the portion of land for the Sewer Pump Station. The Developer would have to enter into an agreement with the Stellenbosch Municipality (Property Management Department) to purchase the portion of land for the Sewer Pump Station.

4. Sewer pump station

- 4.1 The portion of land on which the sewer pump station is situated on must be subdivided from the mother erf, and transferred to Stellenbosch Municipality, at the developer cost.
- 4.2 Compensation for the transferred property must be agreed on between the Developer and the Municipality (Property Management).

5. Floodplain Management

- 5.1 That the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer.
- 5.2 That all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely affect the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse.

6. Development Charges (DCs)

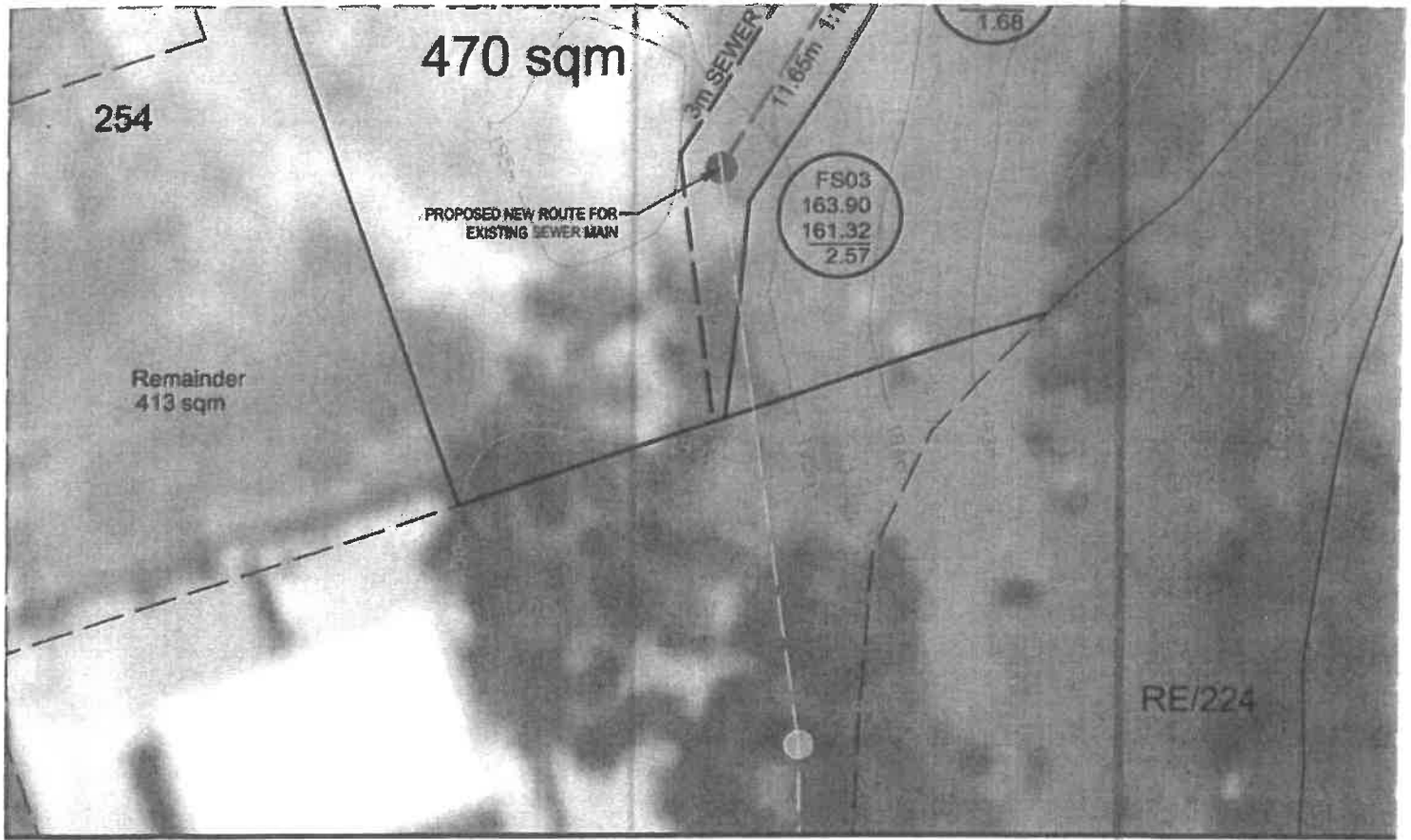
- 6.1 Based on the information provided, the Development Charges payable by the developer for the erf 206 subdivision is R67 486.53 (Vat incl.) as per attached Development Charges calculation (Annexure C).
- 6.2 The DC's were calculated for the 2020/2021 financial year. If the account is paid after 30 June 2021 it has to be recalculated using the then applicable tariffs.
- 6.3 The appropriate DC's are payable before a Clearance certificate can be issued.
- 6.4 The developer may enter into an engineering services agreement with Stellenbosch Municipality in respect of the implementation of the infrastructure to be implemented identified in lieu of DCs.

7. General

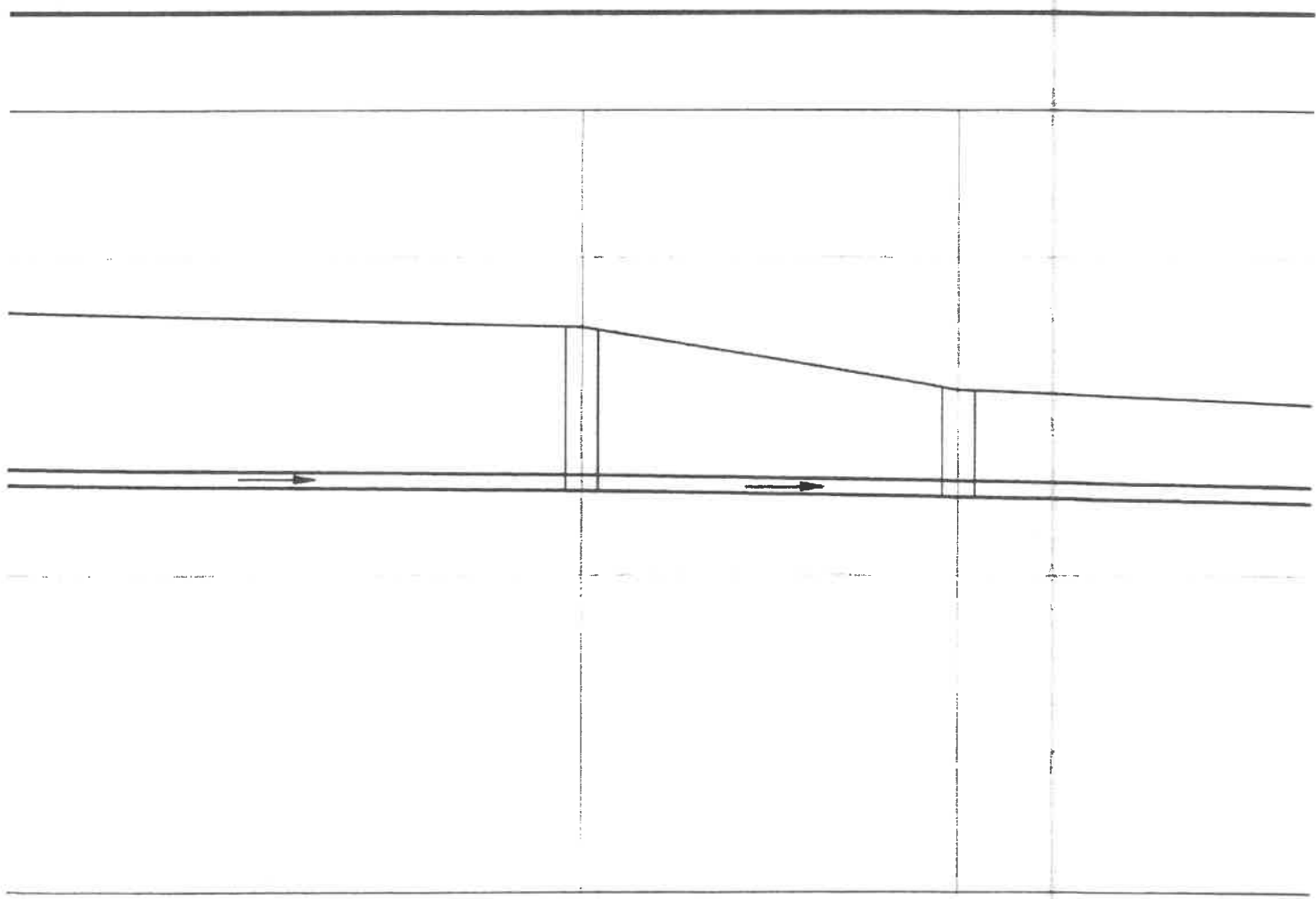
- 7.1 Details of the sewer relocation plan as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval
- 7.2 No construction may commence before drawing approval.

**COLIN TAYLOR Pr Techni Eng****PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\1868 (AD) Erf 206, Klapmuts, Subdivision\Final Comment\1868 Erf 206 Klapmuts Subdivision_2.doc



LAYOUT
SCALE 1:250



Annexure C

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number: _____
 Date: Monday, 23-Nov-2020
 Financial Year: 2020/21
 Erf Location: _____
 Erf No: 206
 Erf Size (m²): 1 191
 Suburb: Klammets
 Applicant: Bl Williams
 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	kl/day	person	
Total Increased Services Usage	0,200	0,500	0,000	0,000	0,040	4,00	4,0	
Total Development Charges before Deductions	R 2 156,25	R 10 833,79			R 2 533,44	R 30 019,79	R 13 038,67	R 58 683,94
Total Deductions								
Total Payable (excluding VAT)	R 2 156,25	R 10 833,79			R 2 533,44	R 30 019,79	R 13 038,67	R 58 683,94
VAT	R 323,74	R 1 625,07			R 395,02	R 4 502,97	R 1 955,80	R 8 802,59
Total Payable (including VAT)	R 2 481,98	R 12 458,86			R 3 028,46	R 34 522,76	R 14 994,47	R 67 488,53

APPLICANT INFORMATION

Application Processed by: Colin Taylor
 Signature: _____
 Date: As above
 Amount Paid: _____
 Date Payment Received: _____
 Receipt Number: _____

Use Category	Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage		Water	Sewer	Stormwater	Solid Waste	Development Charge Model (incl VAT)		Total
			area (m ²)	du/ha	area (m ²)	du/ha	area (m ²)	du/ha					WAT	Roads	
Residential	Single Residential >100m ²	du	1,181	0					R -12,949.48	R -15,167.31	R -6,291.08	R -2,633.44	R -30,019.79	R -13,038.67	R -80,099.78
	High Residential >50m ²	du		0					R	R	R	R	R	R	R
	Single Residential >250m ²	du		0	784				R 15,107.73	R 26,001.10	R 6,028.96	R 5,266.89	R 60,039.57	R 26,077.34	R 138,521.59
	High Residential <250m ²	du		0					R	R	R	R	R	R	R
	Low Density Residential >250m ²	du		0					R	R	R	R	R	R	R
	Low Density Residential <250m ²	du		0					R	R	R	R	R	R	R
	Group Residential <250m ²	du		0					R	R	R	R	R	R	R
	Medium Density Residential >250m ²	du		0					R	R	R	R	R	R	R
	Medium Density Residential <250m ²	du		0					R	R	R	R	R	R	R
	High Density Residential - flats	du		0					R	R	R	R	R	R	R
Commercial	High Density Residential - student rooms	du		0					R	R	R	R	R	R	R
	Local Business - office	m2 GLA		0%					R	R	R	R	R	R	R
	Local Business - retail	m2 GLA		0%					R	R	R	R	R	R	R
	General Business - office	m2 GLA		0%					R	R	R	R	R	R	R
	General Business - retail	m2 GLA		0%					R	R	R	R	R	R	R
	Community	m2 GLA		0%					R	R	R	R	R	R	R
	Education	m2 GLA		0%					R	R	R	R	R	R	R
	Light Industrial	m2 GLA		0%					R	R	R	R	R	R	R
	General Industrial - light	m2 GLA		0%					R	R	R	R	R	R	R
	General Industrial - heavy	m2 GLA		0%					R	R	R	R	R	R	R
Industrial	Medium Industrial - heavy	m2 GLA		0%					R	R	R	R	R	R	R
	Light Industrial	m2 GLA		0%					R	R	R	R	R	R	R
	Light Open Space	m2		0%					R	R	R	R	R	R	R
	Private Open Space	m2		0%					R	R	R	R	R	R	R
	Neutral Environment	m2		0%					R	R	R	R	R	R	R
	Utility Buildings	m2 GLA		0%					R	R	R	R	R	R	R
	Public Roads and Parking	m2		0%					R	R	R	R	R	R	R
	Transfer Facility	m2		0%					R	R	R	R	R	R	R
	Transfer Facility	m2		0%					R	R	R	R	R	R	R
	Park Use	m2		0%					R	R	R	R	R	R	R
Special	To be calculated based on applicant demands														
	Complete yellowscreen cells.		1,181												

WAT	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
R2,158.25	R2,158.25	R10,833.79	R0.00	R2,633.44	R30,019.79	R13,038.67	R58,683.94	R2,158.25	R10,833.79	R0.00	R2,633.44	R30,019.79	R13,038.67	R58,683.94	R2,158.25
R323.74	R323.74	R110,811.79	R0.00	R395.02	R4,502.97	R1,955.80	R8,802.59	R323.74	R110,811.79	R0.00	R395.02	R4,502.97	R1,955.80	R8,802.59	R323.74
R2,481.99	R2,481.99	R112,458.86	R0.00	R3,028.46	R34,522.76	R3,911.60	R67,486.53	R2,481.99	R112,458.86	R0.00	R3,028.46	R34,522.76	R3,911.60	R67,486.53	R2,481.99
Total															

* du = dwelling units, GLA=Gross Inhabitable area.
 Total Development Charges before Deductions
 % Deductions per service (%)
 Deductions per service (amount)
 Additional Deductions per service - from Service Agreement (sum)
 Sub-Total after Deductions (including VAT)
 VAT
 Total

Annexure B

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Monday, 23-Nov-2020
Financial Year	2020/21
Erf Location	
Erf No	Erven 206, 208, 204, 209, 231, and 254
Erf Size (m ²)	
Suburb	Rispruit
Applicant	BL Williams
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water klday	Sewer klday	Storm-water m ³ /day	Solid-Waste t/week	Roads t/weekday	Community Facilities person	Totals
Total Increased Services Usage	5 100	5 450	0 785	0 400	40 00	40 0	
Total Development Charges before Deductions	R 55 035,30	R 118 088,34	R 24 189,22	R 26 334,43	R 300 197,87		R 523 845,17
Total Deductions							
Total Payable (excluding VAT)	R 55 035,30	R 118 088,34	R 24 189,22	R 26 334,43	R 300 197,87		R 523 845,17
VAT	R 8 255,30	R 17 713,25	R 3 628,39	R 3 950,16	R 45 029,68		R 78 576,78
Total Payable (including VAT)	R 63 290,60	R 135 801,59	R 27 817,60	R 30 284,59	R 345 227,56		R 602 421,94

APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

Comments

Land Use Category	Infrastructure Type applicable? (yes/no)	Unit Type	Existing Usage		Proposed New Usage		Increased Usage		Water	Service	Stormwater	Development Change Impacts (total VAT)		Community Facilities	Total
			Area (m2)	% GLA	Area (m2)	% GLA	du	m2 OLA				Yes	No		
Residential	Single Residential >1000m2	du		0%		0%		R -38 848.45	R -45 501.93	R -18 873.75	R -7 900.33	R -90 059.36	R	R	-201 183.32
	Single Residential <100m2	du		0%		0%	R -25 898.97	R -42 251.79	R -11 009.40	R -7 900.33	R -90 059.36	R	R	-177 119.85	
	Single Residential >130m2	du		0%		0%	R 113 307.98	R 195 008.27	R 45 217.17	R 39 501.64	R 450 256.81	R	R	843 331.87	
	Single Residential <130m2	du		0%		0%	R 6 474.74	R 10 833.79	R 2 359.16	R 2 633.44	R 30 019.79	R	R	52 320.92	
	Lean Formal Residential <250m2	du		0%		0%	R	R	R	R	R	R	R	R	
	Lean Formal Residential <250m2	du		0%		0%	R	R	R	R	R	R	R	R	
	Lean Formal Residential <250m2	du		0%		0%	R	R	R	R	R	R	R	R	
	Lean Formal Residential <250m2	du		0%		0%	R	R	R	R	R	R	R	R	
	Medium Density Residential <250m2	du		0%		0%	R	R	R	R	R	R	R	R	
	High Density Residential - town	du		0%		0%	R	R	R	R	R	R	R	R	
High Density Residential - student rooms	du		0%		0%	R	R	R	R	R	R	R	R		
Commercial	Local Business - office	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Local Business - retail	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	General Business - office	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	General Business - retail	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Community	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Education	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Light Industrial	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	General Industrial - light	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	General Industrial - heavy	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Non-Durable Industrial - heavy	m2 OLA		0%		0%		R	R	R	R	R	R	R	
Other	Recreation	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Public Open Space	md		0%	2 478	0%		R	R	R	R	R	R	R	
	Private Open Space	md		0%		0%		R	R	R	R	R	R	R	
	Natural Environment	md		0%		0%		R	R	R	R	R	R	R	
	Utility Services	m2 OLA		0%		0%		R	R	R	R	R	R	R	
	Public Rooms and Parking	m2		0%		0%		R	R	R	R	R	R	R	
	Transport Facility	m2		0%		0%		R	R	R	R	R	R	R	
	Limited Use	m2		0%		0%		R	R	R	R	R	R	R	
	To be calculated based on appropriate demands														
	Complete yellow/green cells.														

Land Use Category	Infrastructure Type applicable? (yes/no)	Unit Type	Area (m2)	% GLA	Area (m2)	% GLA	du	m2 OLA	Water	Service	Stormwater	Development Change Impacts (total VAT)	Community Facilities	Total
Residential														
Commercial														
Industrial														
Other														
Special														
Total														

* Complete yellow/green cells.
 du = dwelling units, OLA=On-site livable area.
 Total Development Charges before Developer's % Deductions per service (%).
 % Deductions per service (%).
 Additional Deduction per service - from Service Agreement (sum).
 VAT Total after Deductions (including VAT).

Klp 206

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom.

CONDITIONS

3. No conditions.

File 5



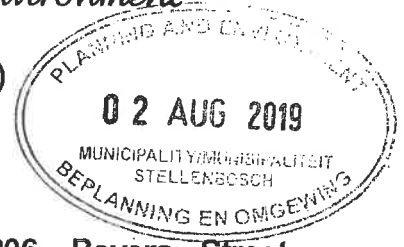
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Spatial Planning, Heritage and Environment

To : Head: Land Use Management (C Petersen)
From : Manager: Spatial Planning
Date : 1 August 2019
Re : Application for subdivision on Erf 206, Beyers Street, Klapmuts



I refer to your request for comment on the above application.

1) Opinion / reasoning:

In terms of the approved Stellenbosch Municipality MSDF, the subject property is located inside the approved urban edge and within the residential area of the Klapmuts node. Densification and infill development are encouraged in terms of the approved Stellenbosch Municipality MSDF.

2) Supported / not supported:

This department has no objection to the proposal.

pp. Benniny

B de la Bat
MANAGER: SPATIAL PLANNING

FILE NR:	
SCAN NR:	E 206 KL
COLLABORATOR NR:	655738