



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14364

Our File Reference Number: Erf 3477, Stellenbosch

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 SUBDIVISION AND STREETNUMBERING ON ERF 3477, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the application in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 3477, Stellenbosch for;

3.1 **Subdivision** in terms of Section 15 (2) (d) of the said By-law, 2015, into:

- i. Rem of Erf 3477 (± 313 m² in extent)
- ii. Portion 1 (± 258 m² in extent)
- iii. Registration of 3m services servitude

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

3.2 That the application for **street numbering** on Erf 3477, Stellenbosch as contemplated in section 98 of the Municipal Land Use Planning Bylaw 215, and indicated on the plan with Reference Number: C6238/Sub, dated July 2022(**Annexure C**)

Be Approved in terms of the Policy for the Naming and Renaming of Streets, Public Places, Natural areas, Artefacts and Council – Owned Buildings and Facilities, July 2022.

Page 1 of 6

4. **Conditions of Approval:**

- 4.1. The approval applies only to the proposed subdivision under consideration as indicated on Subdivisional Plan No: C6238/Sub, dated July 2021 (See **Annexure C**); and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 4.2. The subdivision be undertaken in accordance with the Subdivisional Plan No: C6238/Sub, dated July 2021, attached as **Annexure C**.
- 4.3. 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.
- 4.4. The Surveyor General approved diagrams of the newly created units be submitted to the Stellenbosch Municipality for clearance and record purposes.
- 4.5. The conditions imposed by the Director: Engineering Services as contained in their memo dated 06 December 2022, attached as **Annexure G**, be complied with.
- 4.6. Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

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

- 5.1. The proposed subdivision size is not out of character with the current surrounding properties sizes, therefore will not compromise the existing character of the surrounding landscape.
- 5.2. Sufficient services and safe access could be provided to the proposed subdivided units.
- 5.3. The street numbering conforms to the criteria and rules contained in the Policy

6. **Matters to be noted:**

- 6.1 The display of street numbers must comply with Section 31 of the Roads and Streets By-Law, 2021.
- 6.2 It is the responsibility of the applicant to inform essential services, other relevant authorities and departments of the new street naming and numbering, e.g., the South African Police, Service, Post Office, Telkom, emergency, and ambulance services, etc after the registration of the properties.

6.3 Copies of the decision will be internally circulated to the municipal departments responsible for finance, fore management, engineering services and GIS for their action.

7. 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.

8. 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:

8.1 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

8.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

8.3 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.

8.4 Whether the appeal is lodged against the whole decision or a part of the decision.

8.5 If the appeal is lodged against a part of the decision, a description of the part.

8.6 If the appeal is lodged against a condition of approval, a description of the condition.

8.7 The factual or legal findings that the appellant relies on.

8.8 The relief sought by the appellant.

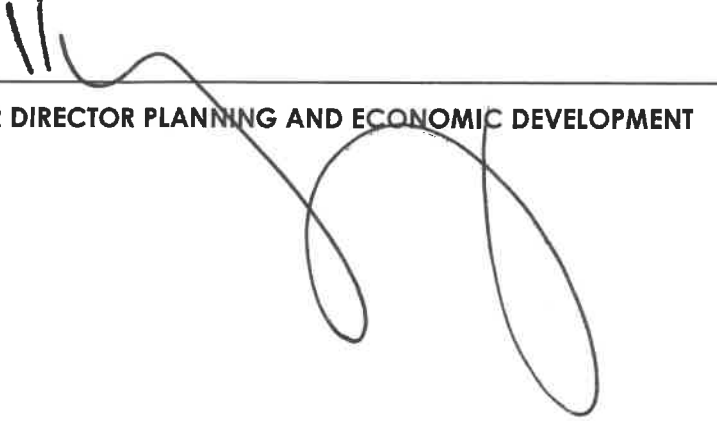
8.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

8.10 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.
9. 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.
10. 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.
11. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za.
12. An applicant who lodges 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

14. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

27/3/2023
DATE:

Copy of the letter to be sent to:

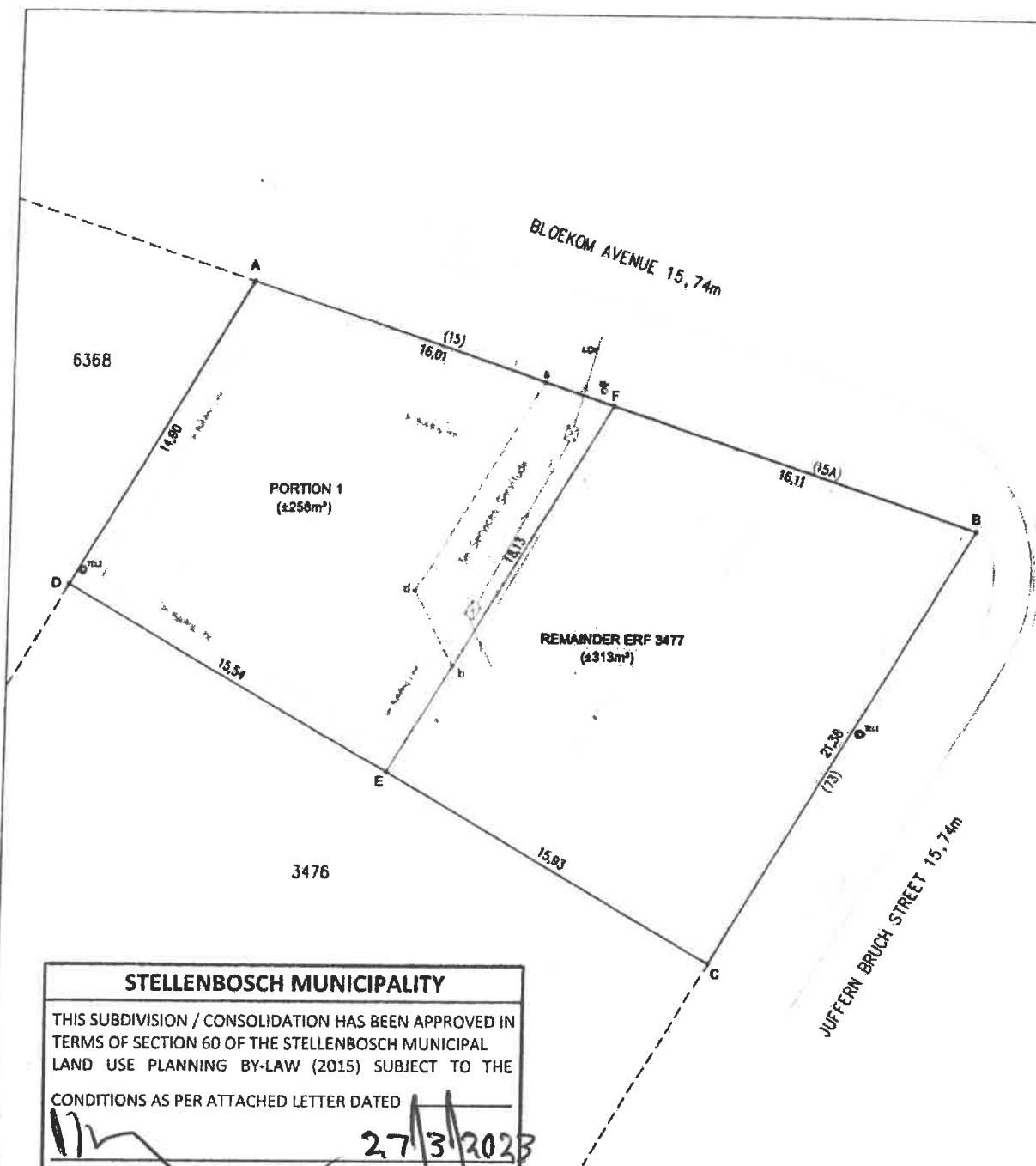
Surveyors General: sgdataawc@drdlr.gov.za / sglodgementwc@drdlr.gov.za

Finance department: Alicia.Luiters@stellenbosch.gov.za

Engineer's Department: Development.Admin@stellenbosch.gov.za

GIS Professional Officer: Mduduzi.Nhleko@stellenbosch.gov.za

ANNEXURE C: PROPOSED SUBDIVISIONAL PLAN



STELLENBOSCH MUNICIPALITY

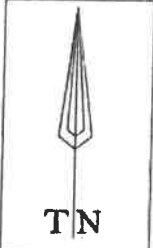
THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED

[Signature] 27/3/2023

AUTHORISED EMPLOYEE/MP/T

LEGEND:

ABCD — ERF 3477 STELLENBOSCH
 FBCE — REMAINDER ERF 3477
 AFED — PROPOSED PORTION 1
 eFbd — SERVICES SERVITUDE
 (15A) — STREET NUMBER



**SUBDIVISION PLAN OF
 ERF 3477 STELLENBOSCH**

Stellenbosch Municipality
 Administrative District Stellenbosch
 Province Western Cape.

NOTES:

1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
 2) COMPILATION SHEET: BHSZ - 1291 (M1042)
 3) ZONING: CONVENTIONAL RESIDENTIAL ZONE

SCALE 1/250 (A4)
 DATE : JULY 2022
 PLAN NO: C6238/Sub

DIESEL & MUNNS Inc.

PROFESSIONAL LAND SURVEYORS : TOWN AND REGIONAL PLANNERS
 PROFESSIONELE LANDMETERS : STADS- EN STREEK BEPLANNERS
 REGIONAL TITLE CONSULTANTS : ENGINEERING AND TOPOGRAPHICAL SURVEYS
 DEELTYD KONSULTANTE : INGENIEURS EN TOPOGRAFIESE OPMETERS

20 ST. JAMES STREET/STRAAT - P O BOX/POSBUS 476 - SOMERSET WEST 7129
 TEL : (021) 852-3600/852-3759

ANNEXURE G: COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nolusindiso Momoti
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Abdullah Daniels
Date ▫ Datum: 06 December 2022
Our Ref ▫ Ons Verw: Civil LU 2121
Your Ref: TP30/2022
Re ▫ Insake: Erf 3477, Stellenbosch: Subdivision of land that is not exempted in terms of section 24. including the registration of a servitude or lease agreement.

The application is recommended for approval, due to the following:

- 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 Private sewer is not allowed to cross lateral boundaries.
 - 2.3 The cost of the installation of the sewer connection is for the account of the developer.
 - 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.

3. Development Charges (DCs)

3.1 The following DC's are payable: See **Development Charge Calculation** attached.

3.2 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2023 it will have to be recalculated by using the tariff structure applicable at date of payment.

3.3 The appropriate DC's are payable before a Section 28 Clearance certificate can be issued.

3.4 The appropriate DC's are payable before building plan

4. Electrical Engineering

4.1 Refer to **Annexure: Electrical**

5. General

5.1 Any damage to municipal infrastructure is for the account of the owner.

5.2 Revised services layout attached Annexure A



Abdullah Daniels

Principal Technician: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2380 (AD) Erf 3477 Stellenbosch (TP30-2022)\2380 () Erf 3477 Stellenbosch (TP30-2022) revised sewer layout.doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2380 (AD) Erf 3477 Stellenbosch (TP30-2022)
Development Name:	Barry Blouint - Diesel & Munns Inc
Date:	26 October 2022
Financial Year:	2022/2023
Erf Location (Select from 7 Locations):	Stellenbosch Town
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Urban
Erf No:	3477
DC Parameters Reference:	Landuse application subdivision

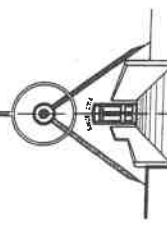
SUMMARY OF DC CALCULATION							
Service:	Water kl/day	Sewer kl/day	Stormwater ha°C	Solid Waste t/week	Roads & Transport trips/day	Community persons	Totals
Total Increased Services Usage:	0,6	0,55	0,018	0,04	4	4	
Total Service Usage Reduction:	0	0	0	0	0,0	0	
Total Service Usage after Reduction:	0,60	0,55	0,01800	0,040	4,0	4	
Total Development Charges before Deductions:	R 16 840,42	R 16 990,22	R 3 339,83	R 3 504,16	R 21 621,60	R 13 820,00	R 76 116,24
Total Deductions:	R -	R -	R -	R -	R -	R -	R -
Total Payable (excluding VAT):	R 16 840,42	R 16 990,22	R 3 339,83	R 3 504,16	R 21 621,60	R 13 820,00	R 76 116,24
VAT:	R 2 526,06	R 2 548,53	R 500,97	R 525,62	R 3 243,24	R 2 073,00	R 11 417,44
Total Payable (including VAT):	R 19 366,48	R 19 538,76	R 3 840,81	R 4 029,78	R 24 864,84	R 15 893,00	R 87 533,67

APPLICANT INFORMATION	
Application Processed by:	A Daniels
Signature:	
Notes:	subdivision application ref no:2380

GENERAL NOTES:
 THE CLIENT ON THIS DRAWING IS THE PROPRIETOR OF THE PROPERTY AND NOT THE ARCHITECT.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED A FULL SURVEY.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 THE ARCHITECT HAS NOT CONDUCTED A FULL SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED A FULL SURVEY.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Client:
Cape Property Traders

Chris Jacobs
 ARCHITECTURE CC
 SACAP REGISTERED NO. P/0001234
 Building Project Management



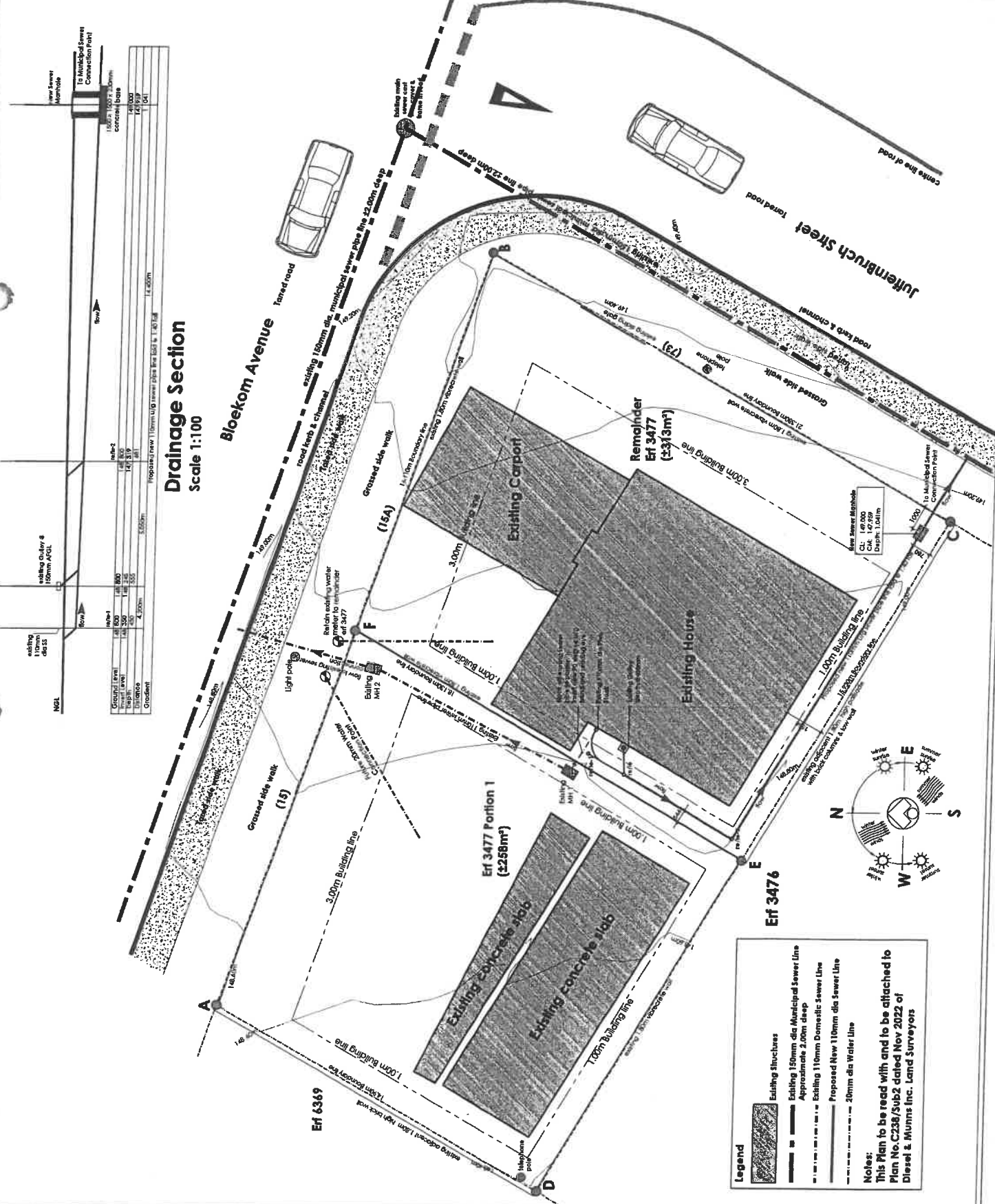
Suite 211 - Potchefstroom 2100 - Stellenbosch 7599
 Cell: 083 227 5893
 Email: chris@chrisjacobs.co.za

Project:
 Proposed Sub Division Of &
 Engineering Services For Sub
 Divided Portions Of Erf 3477,
 C/o Jufferbruch
 & Bloekom Street
 Idas Valley
 Stellenbosch Area

PLANS
DRAINAGE SECTION

Project No:	D22.11-243	Dwg No:	1 OF 1
Date:	Nov 2022	Drawn:	CJ
Scale:	As Shown	Checked:	HVV
		Signed:	[Signature]

COUNCIL SUBMISSION



Drainage Section
 Scale 1:100

Legend

- Existing Structures
- Existing 150mm dia Municipal Sewer Line
- Approximate 2.0m deep
- Existing 110mm Domestic Sewer Line
- Proposed New 110mm dia Sewer Line
- 20mm dia Water Line

Notes:
 This Plan to be read with and to be attached to
 Plan No.C238/Sub2 dated Nov 2022 of
 Diesel & Munnis Inc. Land Surveys