



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11654

Our File Reference Number: Erf 878, Kylemore

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: ERF 878, KYLEMORE

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 Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 878, Kylemore, for the **Subdivision** into;
 - i. Portion A (311 m² in extent)
 - ii. Remainder portion (300 m² in extent)

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

2.2 Conditions of Approval:

- 2.2.1 The approval applies only to the proposed subdivision under consideration as indicated on Subdivisional Plan Number (S-101), drawn by 27 Studio, dated 09/04/2020 (See **Annexure D**); and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- 2.2.3 The subdivision must be undertaken in accordance with the Subdivisional Plan Number (S-101), drawn by 27 Studio, dated 09/04/2020 attached as **Annexure D** to this report;
- 2.2.4 The conditions imposed by the Director: Engineering Services as contained in their memo dated 01 October 2021, attached as **Annexure F**, be complied with;
- 2.2.5 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;

2.3 The reasons for the above decision are as follows:

2.3.1 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.

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.

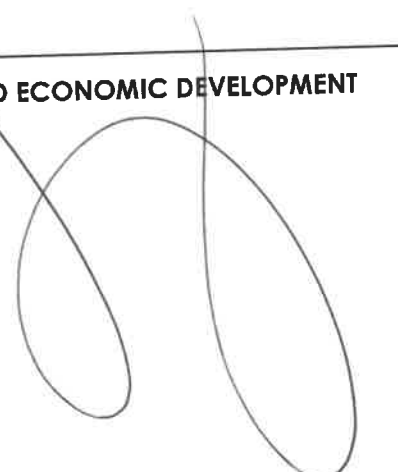
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@ Stellenbosch.gov.za
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal 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.
7. 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>).
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



21/2/2022
DATE:

Portion A proposed Street Number:
33 Brandt Street

Reminder Portion of Erf.878 proposed
Street Number:
49 Rooi Street

ERF.876

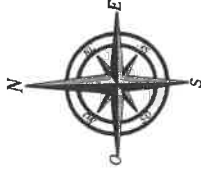
ERF.879

PORTION A
311 Sq.m

REMINDER PORTION OF
ERF 878
300 Sq.m

ROOI STREET
WALK WAY
PARKING

BRANDT STREET
WALK WAY



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
21/2/2022
AUTHORISED EMPLOYEE/MPT

27 STUDIO

Arch. Riccardo Panzeri Pr. Arch. 2012
(M.Arch. Univ. Venice-ITA)

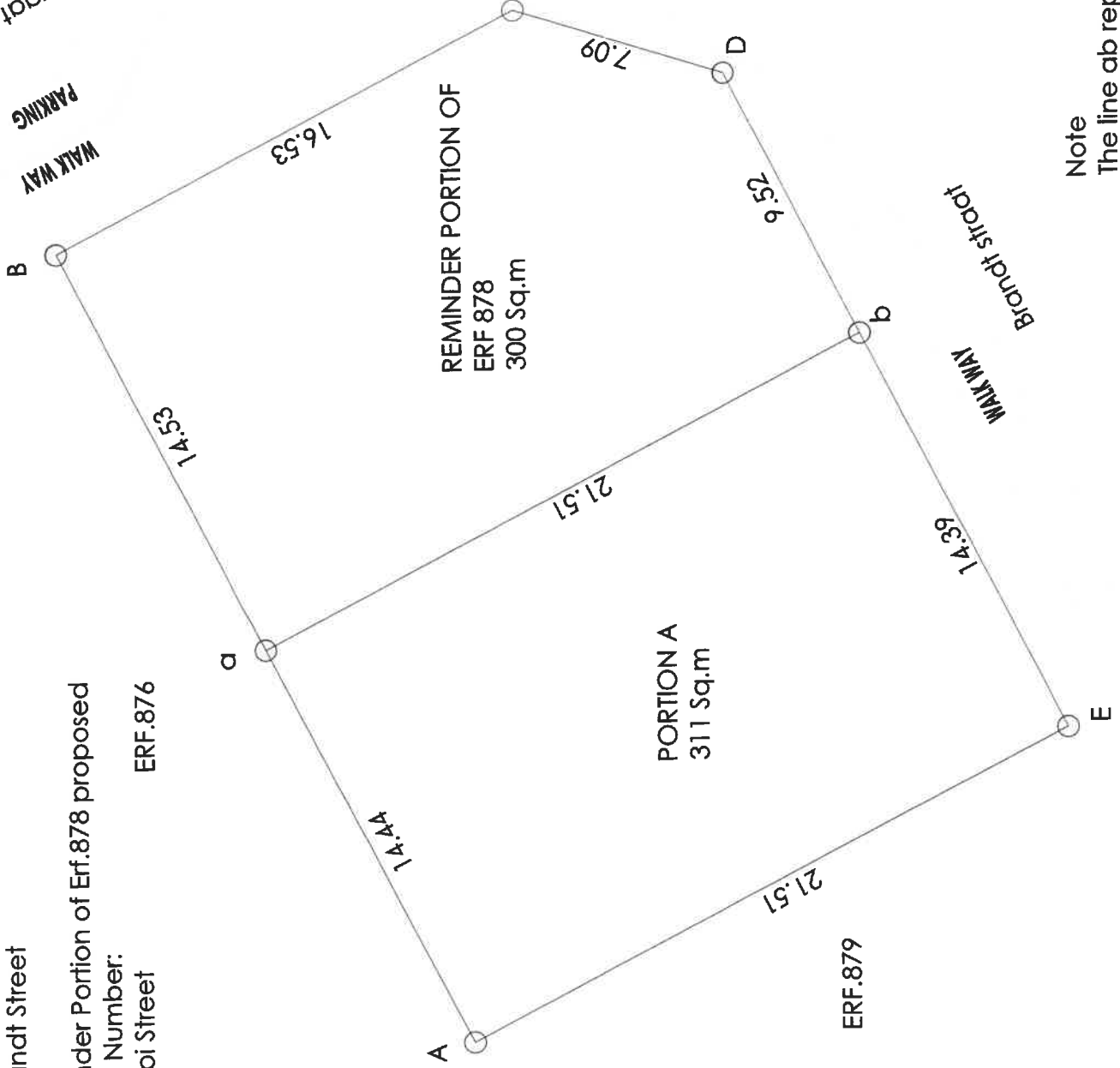
Stellenbosch
p.o. box 7254 Stellenbosch 7599
South Africa
cell +27 82 374 9832
riccardo@27studio.co.za

Project
Project PROPOSED SUBDIVISION OF
ERF. 878

Drawing
KYLEMORE STELLENBOSCH
SUBDIVISION LAYOUT

SCALE 1 : 200 PRINT A4
Drawing No. S-101 Revision Date 09.04.2020

Note
The line ab represent the
subdivisional line





MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: A Hardouim
From ▫ Van: Abdullah Daniels (Development)
Date ▫ Datum: 01/10/2021
Our Ref ▫ Ons Verw: Civil Lu 1805
Re ▫ Insake: Erf 878 Kylemore: Application for subdivision

The application is for the following items:

- i. The subdivision of Erf 878 into two portions, namely Portion A (311m²) and Portion B (300m²);

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 cost of the installation of the sewer connection is for the account of the owner.
- 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 Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 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. Development Charges (DCs)

- 3.1 Based on the information provided, the Development Charges payable by the developer is R70 386.99 (Vat incl.) as per attached Development Charges calculation.
- 3.2 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.
- 3.3 The appropriate DC's are payable before a Clearance certificate can be issued.

4. General

- 4.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.
- 4.2 Before construction can commence the preliminary drawings approved must be resubmitted containing final detail.

5. Clearance Certificates

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

6. Electrical

- 6.1 Refer to annexure A for electrical comments



Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2097 (AD) Erf 878 Kylemore (LU-11654)\2079 (AD) Erf 878, Kylemore, Subdivision revised..doc

Development Type	Unit Type	Proposed New Usage	Increased Usage	Water		Sewer		Solid Waste		Community Facilities		Total
				yes	no	yes	no	yes	no	yes	no	
Residential	du	area (m2)	du	area (m2)	du	area (m2)	du	area (m2)	du	area (m2)	du	area (m2)
Single Residential >100m2	du	0	0	0	0	0	0	0	0	0	0	0
Single Residential >50m2	du	0	0	0	0	0	0	0	0	0	0	0
Single Residential >25m2	du	0	0	0	0	0	0	0	0	0	0	0
Single Residential <25m2	du	0	0	0	0	0	0	0	0	0	0	0
Less Formal Residential >250m2	du	0	0	0	0	0	0	0	0	0	0	0
Less Formal Residential <250m2	du	0	0	0	0	0	0	0	0	0	0	0
Group Residential >50m2	du	0	0	0	0	0	0	0	0	0	0	0
Group Residential <50m2	du	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential >250m2	du	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential <250m2	du	0	0	0	0	0	0	0	0	0	0	0
High Density Residential - flats	du	0	0	0	0	0	0	0	0	0	0	0
High Density Residential - student rooms	du	0	0	0	0	0	0	0	0	0	0	0
Local Business - office	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Local Business - retail	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Business - office	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Business - retail	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Community	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Education	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Light Industrial	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Industrial - light	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Warehousing	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Noxious Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Recort	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Public Open Space	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Private Open Space	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Natural Environment	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Utility Services	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Public Roads and Parking	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Transport Facility	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Limited Use	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Special												
To be calculated based on equivalent demands												
0												

Development Type	Unit Type	Proposed New Usage	Increased Usage	Water	Sewer	Solid Waste	Community Facilities	Total
Residential	du	0	0	0	0	0	0	0
Commercial	m2 GLA	0%	0%	0%	0%	0%	0%	0%
Industrial	m2 GLA	0%	0%	0%	0%	0%	0%	0%
Other	m2	0%	0%	0%	0%	0%	0%	0%
Special								
Total								

* Complete yellow/green cells.
 ** du = dwelling unit, GLA = Gross lettable area.
 Total Development Charges before Deductions
 % Deductions per service (%)
 Additional Deduction per service - from Service Agreement (sum)
 Sub Total after Deductions (excluding VAT)
 VAT
 Total