



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/5475

Our File Reference Number: Erven 192, 193, 195 - 200, 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 CONSOLIDATION, REZONING AND SUBDIVISION: ERVEN 192, 193, 195 – 200, KLAPMUTS

1. The above application refers. This letter replaces my letter dated 6 June 2023, in that it addresses the correct phasing plan (**Annexure B**).
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for Erven 192, 193, and 195 —200, Klapmuts, namely:
 - 2.1.1 The Consolidation of of Erven 192, 193, and 195 - 200, Klapmuts, in terms of Section 15(2)(e) of the said Bylaw.
 - 2.1.2 The Rezoning of consolidated unregistered Erven 192, 193, and 195 - 200, Klapmuts, from Conventional Residential Zone to Subdivisional Area Zone in terms of Section 15(2)(a) of the said Bylaw, to allow for the following:
 - 2.1.2.1 28 Residential Zone III erven (Portions 1 to 28)
 - 2.1.2.2 2 Transport Zone II portions (Public Road).
 - 2.1.3 The Subdivision of consolidated unregistered Erven 192, 193, and 195 - 200, Klapmuts, in terms of Section 15(2)(d) of the said Bylaw, in accordance with the Subdivision and Phasing Plans with reference "Proposed Housing Site Development Plan", dated 11/10/2022, Drawing I0416/A1/02, attached as **Annexure B**, to permit the following:

- 2.1.3.1 28 Residential Zone III erven (Portions 1 to 28)
- 2.1.3.2 2 Transport Zone II portions (Public Road).

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

3.1 The development must be undertaken generally in accordance with the Site Development Plan: Proposed Housing Development Layout, dated 11/10/2022, Drawing I0416/A1/01 & I 0416/A1/04 by I Smit, attached as **Annexure B**.

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

3.3 The conditions of approval as contained in the Directorate: Infrastructure Services Memorandum, dated: 29 November 2022, ref. Civil LU 1498 (LU/5475), Erven 188, 191 - 193, 195 – 200, Klapmuts, attached as **Annexure F**.

3.4 The development be undertaken in accordance with the Subdivisional and Phasing Plans with reference "Proposed Housing Site Development Plan", dated 11/10/2022, Drawing I0416/A1/02, attached as **Annexure B**.

3.5 The development shall be phased as follows:

3.5.1 Phase 1 & 2 consisting of 28 units as shown on Smart Solution Architecture, "Proposed Housing Site Development Plan", dated 11/10/2022, Drawing I0416/A1/01 & I0416/A1/02, attached as **Annexure C**.

3.5.2 Phase 2 is developable only after upgrading of the Klapmuts Waste Water Treatment Works or with prior approval of the Director: Infrastructure Services, Memo as attached as **Annexure C**.

3.6 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:

- Newly allocated erf numbers
- Co-ordinates
- dimensions
- Street names and numbering

3.7 That all public streets be transferred to the Local Authority upon transfer of the first unit/erf in the subdivision. All cost for the surveying and transfer of public land will be for the account of the applicant/developer."

3.8 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the installation / construction of any Engineering Services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the conditions as imposed by the Directorate Infrastructure Services in their Memo with reference: Civil LU 1498 and dated: 29 November 2022 and attached as **Annexure F**.

3.9 Building plans be submitted and must be generally in accordance with the Site Development Subdivision Plan, referenced Smart Solution Architecture, Proposed Housing Site Development Plan dated 11/10/2022, Drawing I0416/A1/01 & Proposed Housing Units – Floor Plan Layouts, dated 11/10/2022, Drawing I0416/A1/04, attached as **Annexure B**.

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

4.1 The development is deemed desirable and represents infill development and the best use of vacant land in proximity of major transport infrastructure.

4.2 The surrounding area is well served with social and economic infrastructure with capacity to accommodate the residents of the development.

4.3 Accommodation and security of tenure will be provided for farm workers.

4.4 The municipal services infrastructure on and around the subject properties will be upgraded.

5. Matters to be noted:

5.1 Building plans be approved by the Municipality prior to any building work commencing.

5.2 All electrical requirements be directed to Eskom.

6. 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.

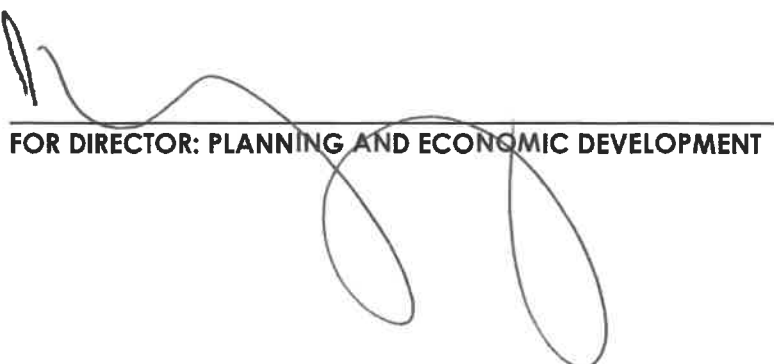
7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(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.

8. 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
9. 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.
10. 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>).
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

15/6/2023
DATE:

COPIES TO:

Ricardo Anthony

Email: ricardo.anthony84@yahoo.com

Roman Steyn

Email: romansteyn@gmail.com

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 15/6/2023

AUTHORISED EMPLOYEE /MPT

Phase 1: Erven 1 - 20 Phase 2: Erven 24 - 27

273 Railway Reserve



OPTION 1 - SITE DIAGRAM / scale 1:250

FUNCTIONAL REQUIREMENTS AND PHASES OF OTHER AUTHORITIES NOT BEING TO CONTRADICT THE SUBDIVISION AND CONSOLIDATION. THE SUBDIVISION AND CONSOLIDATION MUST BE IN ACCORDANCE WITH THE SUBDIVISION AND CONSOLIDATION ACT AND THE SUBDIVISION AND CONSOLIDATION REGULATIONS. THE SUBDIVISION AND CONSOLIDATION MUST BE IN ACCORDANCE WITH THE SUBDIVISION AND CONSOLIDATION ACT AND THE SUBDIVISION AND CONSOLIDATION REGULATIONS. THE SUBDIVISION AND CONSOLIDATION MUST BE IN ACCORDANCE WITH THE SUBDIVISION AND CONSOLIDATION ACT AND THE SUBDIVISION AND CONSOLIDATION REGULATIONS.

REV NO.	DATE	DESCRIPTION
REV 01	07/06/2022	APK TO BE OMITTED
REV 02	11/10/2022	REVISIONS AND AS WITH INTERNAL ROADS REQUESTED BY COUNCIL

VARIATIONS:
AND COPYRIGHT THEREOF IS RESERVED BY THEM.

DRAWING STAGE:
COUNCIL SUBMISSION
DEPARTURE APPLICATION
SKETCH PROPOSAL
COUNCIL APPROVAL
WORKING DRAWING

SITE RESTRICTIONS:
STREET BUILDING LINE
BUILDING LINE
ROAD BUILDING LINE
HEIGHT RESTRICTION
TITLE DEED BUILDING LINES (see drawings)

ZONE APPLICABLE:
SINGLE RESIDENTIAL (ERF 1)
TOWN HOUSING - ZONE 1 (G1)
TOWN HOUSING - ZONE 2 (G2)
FLATS - ZONE 3 (G3 and G4)
LESS FORMAL DEVELOPMENT (LPD)

PROJECT NAME:
NEW CONSOLIDATION AND
RESUBDIVISION OF ERF 192,
193, 195 - 200 & 188 & 191
KLAPMUTS FOR NEW HOUSING
DEVELOPMENT FOR KLEIN
SIMONVLEI FARM

DATE:
11/10/2022

DRAWN BY:
I SMIT

CHECKED BY:
I SMIT

DRAWING SCALE:
AS SHOWN

DRAWING NO.
T 0416/A1/02

REV NO.
02

ALL DRAWINGS MUST BE MADE IN THIS STANDARD FONT AND CONSTRUCTION WITH LINE OTHER.



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/5475

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Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL: dupre.lombard@virdus.com

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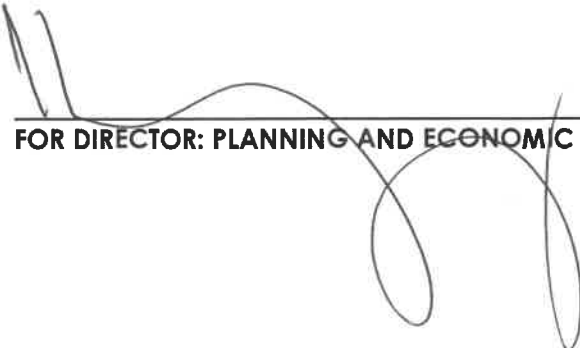
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- (I) First names and surname;
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 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;
- (b) Reference 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.

8. 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
9. 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.
10. 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>).
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

DATE:



6/6/2027

COPIES TO:

Ricardo Anthony

Email: ricardo.anthony84@yahoo.com

Roman Steyn

Email: romansteyn@gmail.com



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

NOTES: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REV NO.	DATE	DESCRIPTION
REV 01	10/06/2022	ISSUED FOR PERMIT
REV 02	11/10/2022	ISSUED FOR PERMIT

VARIACTIONS:
NO. 1: 10/06/2022
NO. 2: 11/10/2022

PROJECT NAME:
NEW CONSOLIDATION AND
RESUBDIVISION OF ERF 192,
193, 195 - 200 & 188 & 191
KLAIPUTIS FOR NEW HOUSING
DEVELOPMENT FOR KLEIN
SIMONVLEI FARM

PROPOSED HOUSING
SITE DEVELOPMENT PLAN

DATE:
11-10-2022

DRAWN BY:
I SMTT

CHECKED BY:
I SMTT

DRAWING SCALE:
AS SHOWN

DRAWING NO.
1 0416/A1/01

REV NO.
02

PROJECT NAME:
NEW CONSOLIDATION AND
RESUBDIVISION OF ERF 192,
193, 195 - 200 & 188 & 191
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PROPOSED HOUSING
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DATE:
11-10-2022

DRAWN BY:
I SMTT

CHECKED BY:
I SMTT

DRAWING SCALE:
AS SHOWN

DRAWING NO.
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REV NO.
02

PROJECT NAME:
NEW CONSOLIDATION AND
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193, 195 - 200 & 188 & 191
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DEVELOPMENT FOR KLEIN
SIMONVLEI FARM

PROPOSED HOUSING
SITE DEVELOPMENT PLAN



OPTION 1 - SITE DEVELOPMENT PLAN / scale 1:250

FUNCTIONAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES
 ARE TO BE COMPLIED WITH. THE DESIGNER SHALL BE RESPONSIBLE
 FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE
 BUILDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE BUILDING ACT AND THE BUILDING REGULATIONS.
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REV. NO.	DATE	DESCRIPTION
01	11/10/2022	ISSUE FOR PERMIT

VAR. NO.	DATE	DESCRIPTION
01	11/10/2022	ISSUE FOR PERMIT

DRAWING STAGE	DESCRIPTION
1	COUNCIL SUBMISSION
2	DEPARTURE APPLICATION
3	SKETCH PROPOSAL
4	PRELIMINARY DESIGN
5	WORKING DRAWING

SITE RESTRICTIONS:	DESCRIPTION
1	STREET BUILDING LINE
2	STREET BUILDING LINE
3	STREET BUILDING LINE
4	STREET BUILDING LINE
5	STREET BUILDING LINE

ZONE APP. (LOCAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (REGIONAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (STATE):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (NATIONAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
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ZONE APP. (INTERNATIONAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (GLOBAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (UNIVERSAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
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ZONE APP. (COSMOPOLITAN):	DESCRIPTION
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4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (GLOBAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

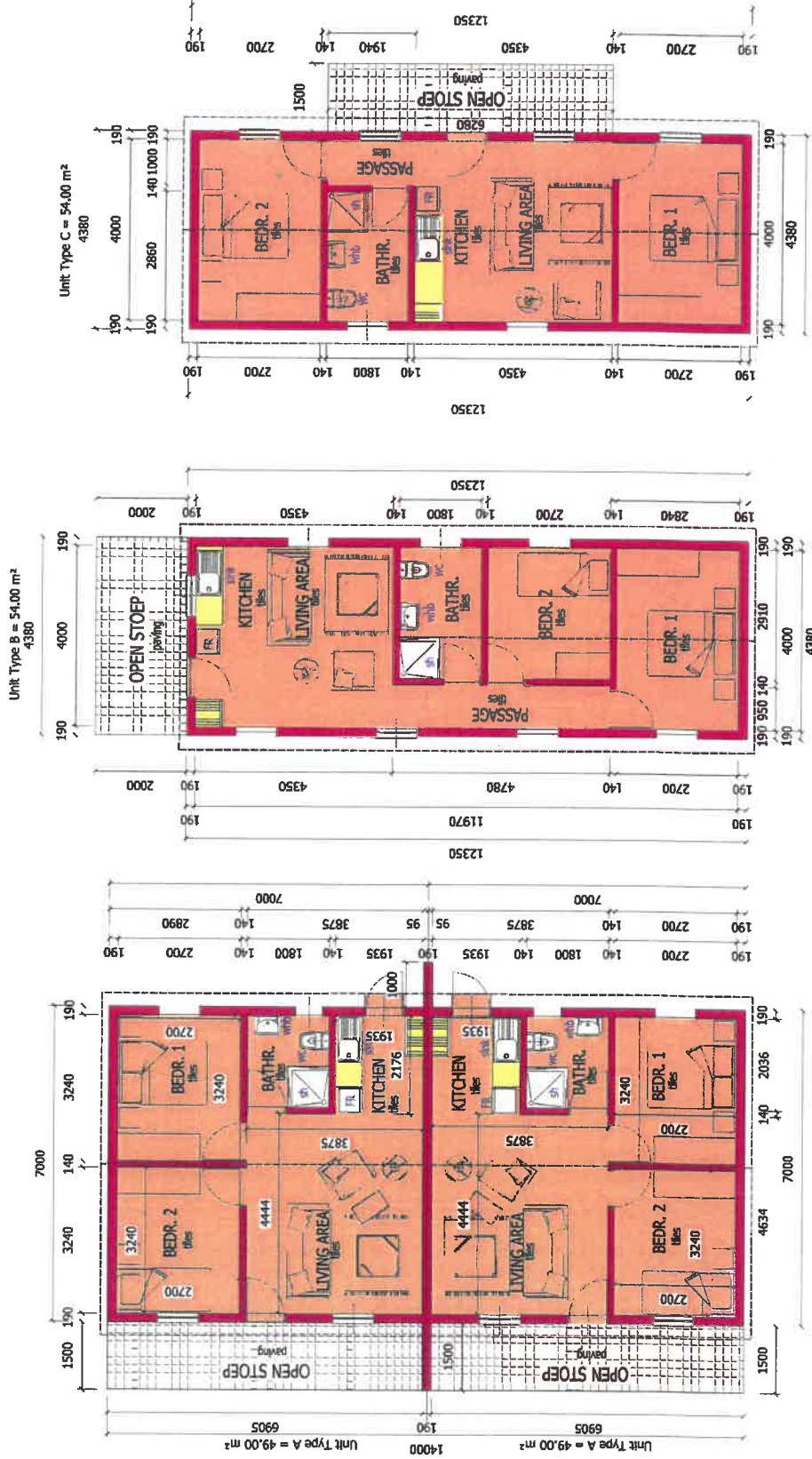
ZONE APP. (COSMOPOLITAN):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
3	TOWN HOUSING - ZONE 3 (GR3 and GR4)
4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)

ZONE APP. (GLOBAL):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
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ZONE APP. (COSMOPOLITAN):	DESCRIPTION
1	TOWN HOUSING - ZONE 1 (GR1)
2	TOWN HOUSING - ZONE 2 (GR2)
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4	TOWN HOUSING - ZONE 4 (GR5 and GR6)
5	TOWN HOUSING - ZONE 5 (GR7 and GR8)



UNIT A - GROUND STOREY LAYOUT PLAN / scale 1:50

UNIT B - GROUND STOREY LAYOUT PLAN / scale 1:50

UNIT C - GROUND STOREY LAYOUT PLAN / scale 1:50

TYPICAL LAYOUT PLANS



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ANNEXURE C

MANUAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES
AND TO PROVIDE ALL NECESSARY INFORMATION AND
DRAWINGS TO THE MUNICIPAL ENGINEER FOR HIS
CONSIDERATION AND APPROVAL. THE APPLICANT
WILL BE RESPONSIBLE FOR THE COSTS OF THE
MUNICIPAL ENGINEER'S SERVICES AND THE
COSTS OF THE MUNICIPAL ENGINEER'S
CONSULTANTS AND THE COSTS OF THE
MUNICIPAL ENGINEER'S CONSULTANTS.

VARIATIONS:	
REV. NO.	DATE
REV. 01	07/06/2022
REV. 02	11/10/2022

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

AUTHORISED EMPLOYEE/MP

6/1/2023

DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

SITE INSTRUCTIONS:	
STREET BUILDING LINE	1:1000
LATERAL BUILDING LINE	1:1000
REAR BUILDING LINE	1:1000
HEIGHT RESTRICTION	1:1000
TITLE DEED BUILDING LINES (see Building Act)	1:1000

ZONE APPLICABLE:	
RESIDENTIAL (R1)	
RESIDENTIAL (R2)	
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RESIDENTIAL (R4)	
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PROJECT NAME:
NEW CONSOLIDATION AND
RESUBDIVISION OF ERF 192,
193, 195 - 200 & 188 & 191
KLAPMUTS FOR NEW HOUSING
DEVELOPMENT FOR KLEIN
SIMONVLEI FARM
DWG TITLE:

PROPOSED HOUSING
DEVELOPMENT LAYOUT
DATE:
11/10/2022
DRAWN BY:
I SMIT
CHECKED BY:
I SMIT
SACAP REC:
T 0147
DRAWING SCALE:
AS SHOWN

DRAWING NO.	REV. NO.
10416/A1/02	02

273 Railway Reserve

Boys Street 9.45m

Boys Street 9.45m

Boys Street 9.45m

50 Street

ERF 784

ERF 783

ERF 782

ERF 781

ERF 780

ERF 779

ERF 778

ERF 777

ERF 776

ERF 775

ERF 774

ERF 328

ERF 154

ERF 1310

ERF 329

ERF 46

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ANNEXURE F



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To » Aan:	Director: Planning + Economic Development
Att Aandag	Nicole Katts
From » Van:	Principal Technician: Development (Infrastructure Services)
Author » Skrywer:	Colin Taylor
Date » Datum:	29 November 2022
Our Ref » Ons Verw:	Civil LU 1498
Your Ref:	LU/5475
Re » Insake:	Erven 188, 191 - 193, 195 – 200, Klapmuts: Application for subdivision

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

- Application i.l.o. Stellenbosch Municipality Land Use Planning By-law, dated 23 February 2018,
- Proposed Housing Site Development Plan dated 11 October 2022, By Smart Solutions Architecture, and
- Phasing Plan dated 11 October 2022, By Smart Solutions Architecture (Annexure A)

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

- 1. Waste Water and Sewage**
 - 1.1** Each erf must have its own sewer connection.
 - 1.2** Where private sewer pipes cross an internal erf boundary, the required servitudes must be registered.
 - 1.3** Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to the construction of the engineering services.

- 1.4 The Municipality reserves the right to stipulate further conditions/requirements regarding the sewer when evaluating the drawings.
- 1.5 The developer will be responsible for any link sewer pipelines between the development and the municipal network.
- 1.6 Due to capacity constraints at Klapmuts Wastewater Water Treatment Works, only 20 units in Phase 1 will be accommodated, while the remaining 14 units could be developed in Phase 2, when the sewerage capacity has been upgraded.
- 1.7 The existing sewer line running on Erf 197 Klapmuts must be relocated to the new road reserve at the developer's cost.

2. Water

- 2.1 Each erf must have its own water connection.
- 2.2 The cost of the installation is for the account of the developer.
- 2.3 The developer will be responsible for any link water pipelines between the development and the municipal network.

3. Road

- 3.1 The construction of the extension of Beyers Street is at the costs of the developer.
- 3.2 The extension of Beyers Street must be constructed before a clearance certificate is issued.
- 3.3 The extension of Beyers Street must be constructed to municipal standards.
- 3.4 Provide parking bay requirement table and indicate all parking bays on SDP.
- 3.5 The geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system.
- 3.6 The aforementioned designs are to be submitted concurrent with the detail services plans for approval and any internal or link stormwater infrastructure identified will be for the developer's cost.

4. Development Charges (DCs)

- 4.1 The following DC's are payable: See Development Charge Calculation attached.

4.2 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.

4.3 The appropriate DC's are payable before a Clearance certificate can be issued.

5. General

5.1 Once the subdivision is formally approved, the engineering services plans must be submitted for approval.

5.2 The plans of all the internal civil services and such municipal link services 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

5.3 All servitudes must be clearly indicated on the engineering services drawing

5.4 The developer will be responsible for any link pipelines between the development and the municipal network. The link services will be at the developer's cost.

5.5 The provisions of internal services will be for the account of the developer

5.6 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the developer.

6. Electrical Engineering

6.1 Refer to **Annexure: Electrical**



Colin Taylor Pr Tech Eng

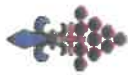
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\06 Colin Taylor\Dev Applications\1498 - Erf 188 Klipmutse\1498 (CT) Erven 188_ 191-193 & 195-200_ Klipmutse (LU-14142).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	1498 (GT) Even 186, 191 - 193, 195 - 200, Klapmuts (U-14142)
Development Name:	
Date:	24 October 2022
Financial Year:	2022/2023
Erf Location (Select from 7 Locations):	Klapmuts
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Urban
Erf No:	Even 186, 191-193 & 195-200, Klapmuts
DC Parameters Reference:	1498 (GT) Even 186, 191 - 193, 195 - 200, Klapmuts (U-14142)

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Community	Totals		
Unit(s):	l/day	l/day	ha°C	l/week	l/day	persons			
Total Increased Services Usage:	12,6	10,7	0,342	0,96	96	96			
Total Service Usage Reduction:	0	0	0	0	0,0	0			
Total Service Usage after Reduction:	12,60	10,70	0,34200	0,960	96,0	96			
Total Development Charges before Deductions:	R 110 343,08	R 305 198,36	R 21 306,22	R 84 099,84	R 510 796,80	R 331 680,00	R	1 363 422,31	
Total Deductions:	R -	R -	R -	R -	R -	R -	R	-	
Total Payable (excluding VAT):	R 110 343,08	R 305 198,36	R 21 306,22	R 84 099,84	R 510 796,80	R 331 680,00	R	1 363 422,31	
VAT:	R 16 551,46	R 45 779,45	R 3 196,03	R 12 614,96	R 76 619,32	R 49 752,00	R	204 513,35	
Total Payable (including VAT):	R 126 894,55	R 500 975,82	R 24 502,16	R 96 714,82	R 587 416,32	R 381 432,00	R	1 567 935,66	

APPLICANT INFORMATION	
Application Processed by:	Colin Taylor
Signature:	
Notes:	

[illegible]

2773 Railway Reserve



OPTION 1 - SITE DIAGRAM / scale 1:250

[illegible]

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