STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1461/2025
Our File Reference Number: Erf 209, 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 EXTENSION OF VALIDITY PERIOD ON ERF 209, KLAPMUTS

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

   2.1 That the following application in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:

   2.1.1 **Extension of the validity period** for the subdivision on unregistered Erf No. 209, Klapmuts in terms of Section 15(2)(i) of the said By-Law, for five (5) years from 22 November 2025 to 22 November 2030.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

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

   3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

   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 proposed use.

3.3 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 by the Directorate Infrastructure Services.

3.4 All conditions of approval as per approval letters dated 22 October 2020 (final letter dated 23 November 2020) is still applicable.

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

4.1 No changes were made since the previous approval was granted and the proposed land uses will not have a detrimental effect on the surrounding natural or built environment.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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 by completing the required form 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.

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 appeal form and 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 or 021- 808 8684.

10. 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.

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 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

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

9/11/2026.

DATE

ANNEXURE B

PREVIOUS APPROVAL

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Reference Number: Erf 209, Klapmuts
Application Number: LU/9257
Your Reference Number: None
Enquiries: Siyanda Zangqa / Nicole Katts
Email: siyanda.zangqa@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za
Contact No. 021 808 8667/8318

PER EMAIL: [redacted]

Sir/Madam

APPLICATION FOR SUBDIVISION: ERF 209, KLAPMUTS

1. This Municipality's letter dated 22 October 2020, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.

3. Accordingly, you may now act on the decision detailed in my letter dated 22 October 2020, subject to compliance with the conditions of approval.

Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

23/11/20
DATE

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9257
Our File Reference Number: Erf 209, Klapmuts
Your Reference Number: None
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 209, KLAPMUTS

1. The above applications refer.

2. The duly authorised decision maker has decided on the above applications as follows:

2.1 That the application in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 for the subdivision of unregistered Erf 209, Klapmuts into two (2) portions namely; Portion 1 (300m²) and the Remainder (414m²) **BE APPROVED** in terms of Section 60 of the said By-law.

2.2 **Reasons for the above Decision**

(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.

2.3 **That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:**

(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 04 February 2020, as stipulated below, be complied with (see **Appendix E**);

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 connections.

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 (DC's)**

3.1 Based on the information provided, the Development Charges payable by the developer is R 75 819.24(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. **Roads**

4.1 A minimum panhandle width of 3.0m is required to give access.

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 clearance certificates in terms of Section 28 of the Stellenbosch Municipal Land Use Planning By-Law, until such time as the applicant has complied with the above mentioned conditions.

To be noted:

This approval will lapse after 5 years from date of final notification, if not implemented.

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 and 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: Lenacia.Kamineth@stellenbosch.gov.za.

6. 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.

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.

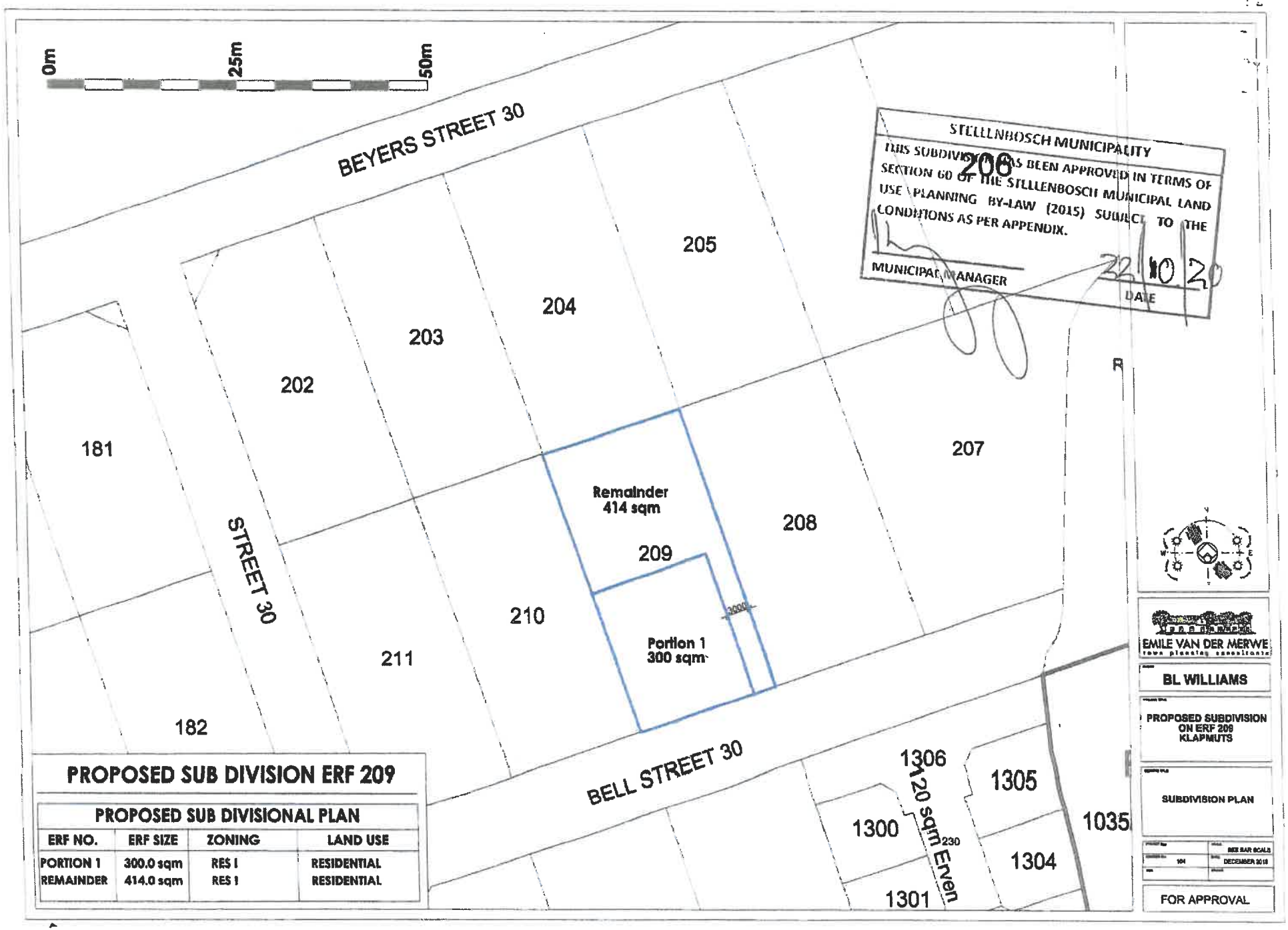
10. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

22/10/20

DATE:



PROPOSED SUB DIVISION ERF 209

PROPOSED SUB DIVISIONAL PLAN

ERF NO.	ERF SIZE	ZONING	LAND USE
PORTION 1	300.0 sqm	RES 1	RESIDENTIAL
REMAINDER	414.0 sqm	RES 1	RESIDENTIAL

ANNEXTURE E

Comment from the Director: Engineering Services

MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag	**A Petersen**
From ▫ Van:	**Colin Taylor (Development)**
Date ▫ Datum:	**4/02/2020**
Our Ref ▫ Ons Verw:	**Civil Lu 1880**
Re ▫ Insake:	**Erf 209 Klapmuts: Application for subdivision**

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
05 FEB 2020
RECEIVED

This memo supersedes the one dated 2 December 2019.

Details, specifications and information reflected the following refers:

- **Application i.t.o. Stellenbosch Municipality Land Use Planning By-law, dated 31 July 2019;**
- **Water and Sewer connections-Layout Drawing ~~1406/03 by Bart Senkekal Inc, dated 17~~ September 2019 (Annexure A)**

FILE NR:
SCAN NR: E 209 KL
COLLABORATOR NR: 677965

The application is for the following items:

i. Subdivision of unregistered Erf 209 into portions namely Remainder Erf 204 (415m^2 and Portion 1 (301m^2).

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 connections.
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 R 75 819.24 (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. Roads

4.1 A minimum panhandle width of 3.0m is required to give access.

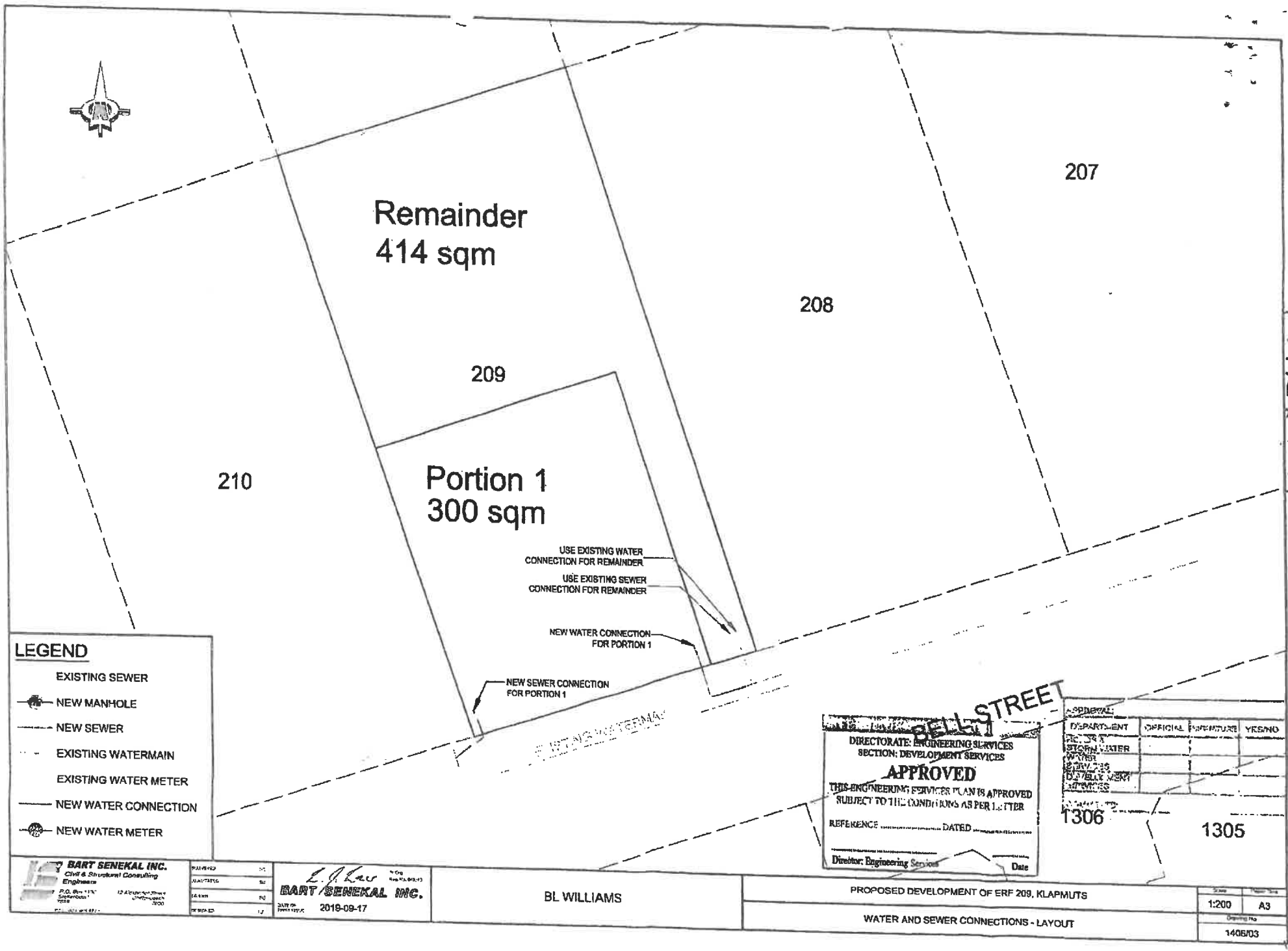
5. General

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

6. Clearance Certificates

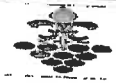
6.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above mentioned conditions.

COLIN TAYLOR
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)
V:\2.0 DEVELOPMENT\00 Developments\1880 (CT) Erf 209, Klapmuts\1880 (CT) Erf 209, Klapmuts, Subdivision.doc


Remainder
414 sqm
207
208
209
210
Portion 1
300 sqm
USE EXISTING WATER CONNECTION FOR REMAINDER
USE EXISTING SEWER CONNECTION FOR REMAINDER
NEW WATER CONNECTION FOR PORTION 1
NEW SEWER CONNECTION FOR PORTION 1
EXISTING WATERMAIN
LEGEND
EXISTING SEWER
NEW MANHOLE
NEW SEWER
EXISTING WATERMAIN
EXISTING WATER METER
NEW WATER CONNECTION
NEW WATER METER
BELL STREET
DIRECTORATE: ENGINEERING SERVICES
SECTION: DEVELOPMENT SERVICES
APPROVED
THIS ENGINEERING SERVICES PLAN IS APPROVED SUBJECT TO THE CONDITIONS AS PER LETTER
REFERENCE ..... DATED .....
Director: Engineering Services
Date
APPROVAL
DEPARTMENT
OFFICIAL
SIGNATURE
YES/NO
STORM WATER
WATER
1306
1305
BART SENEKAL INC.
Civil & Structural Consulting Engineers
BART SENEKAL INC.
2018-09-17
BL WILLIAMS
PROPOSED DEVELOPMENT OF ERF 209, KLAPMUTS
WATER AND SEWER CONNECTIONS - LAYOUT
1:200
A3
1406/03

Annexure A

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Monday, 02-Dec-2019
Financial Year	2019-20
Erf Location	[redacted]
Erf No	209
Erf Size (m^2)	714
Suburb	Beyer & Bell Street
Applicant	Emile Van Der Merwe Town Planning Consultant
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
Total Increased Services Usage	kl/day	kl/day	ha*C	t/week	trips/day	person	
Total Development Charges before Deductions	0,600	0,550	0,018	0,040	4,00	4,0	
Total Deductions	R 6 424,73	R 11 825,13	R 2 340,93	R 2 613,10	R 29 787,92	R 12 937,96	R 65 929,78
Total Payable (excluding VAT)							
VAT	R 6 424,73	R 11 825,13	R 2 340,93	R 2 613,10	R 29 787,92	R 12 937,96	R 65 929,78
Total Payable (including VAT)	R 963,71	R 1 773,77	R 351,14	R 391,97	R 4 468,19	R 1 940,69	R 9 889,47
	R 7 388,44	R 13 598,89	R 2 692,08	R 3 005,07	R 34 256,11	R 14 878,66	R 75 819,24

APPLICANT INFORMATION

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

Klapmuts

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge levied (excl VAT)						
Infrastructure Type applicable? (yes/no)									Water	Sewer	Storm-water	Solid Waste	Roads	Community Facilities	Total
									yes	yes	yes	yes	yes	yes	
	du		du	du/ha		du	du/ha	du							
	m2 GLA	area (m2)	m² GLA	% GLA	area (m2)	m2 GLA	% GLA	m2 GLA							
	m2		m²					m2							
Residential	Single Residential >1000m2	du						0							
	Single Residential >500m2	du	714	1	14		0	0	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du			0	714	2	-1	R -8 566,31	R -13 975,15	R -3 641,45	R -2 613,10	R -29 787,92	R -12 937,96	R -71 521,89
	Single Residential <250m2	du			0		28	2	R 14 991,04	R 25 800,27	R 5 982,39	R 5 226,21	R 59 575,84	R 25 875,93	R 137 451,67
	Less Formal Residential >250m2	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential <250m2	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	Group Residential >250m2	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	Group Residential <250m2	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	Medium Density Residential >250m2	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	Medium Density Residential <250m2	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	High Density Residential - flats	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
	High Density Residential - student rooms	du			0		0	0	R -	R -	R -	R -	R -	R -	R -
Commercial	Local Business - office	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Local Business - retail	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Business - office	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Business - retail	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Community	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Education	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial	Light Industrial	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Industrial - light	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Industrial - heavy	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Noxious Industrial - heavy	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
Other	Resort	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Public Open Space	m2					0%	0	R -	R -	R -	R -	R -	R -	R -
	Private Open Space	m2					0%	0	R -	R -	R -	R -	R -	R -	R -
	Natural Environment	m2					0%	0	R -	R -	R -	R -	R -	R -	R -
	Utility Services	m2 GLA			0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Public Roads 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						0%	0	R -	R -	R -	R -	R -	R -	R -
Special	To be calculated														
	based on equivalent demands														
			714			714									

* Complete yellow/green cells.

** du = dwelling unit, GLA=Gross lettable area.

*** displays red if not equal to existing area

Total Development Charges before Deductions	R6 424,73	R11 825,13	R2 340,93	R2 613,10	R29 787,92	R12 937,96	R65 929,78
% Deductions per service (%)	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	
% Deductions per service (amount)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Additional Deduction per service - from Service Agreement (sum)							
Sub Total after Deductions (excluding VAT)	R6 424,73	R11 825,13	R2 340,93	R2 613,10	R29 787,92	12 937,96	R 0,00
VAT	R963,71	R1 773,77	R351,14	R391,97	R4 468,19	1 940,69	R65 929,78
Total	R7 388,44	R13 598,89	R2 692,08	R3 005,07	R34 256,11	14 878,66	R9 889,47
							R75 819,24