



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14320 (TP24/2022)

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 SUBDIVISION: ERF 206, 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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on erf 206, Klapmuts, Paarl Division, namely:

2.1.1 The Subdivision in terms of Section 15(2)(d) of the said Bylaw, for the registration of a 3 m wide service servitude area over Erf 206 Klapmuts in favour of Stellenbosch Municipality in accordance with Proposed Subdivision Plan, Ref: KLAP206, Dwg. Sub Plan Rev 1, date: May 2026.

2.2 The subdivision of Erf 206 Klapmuts, in terms of Section 15(2)(d) of the said Bylaw into five portions namely:

- 2.2.1 Portion 1 ($\pm 414\text{m}^2$)
- 2.2.2 Portion 2 ($\pm 300\text{m}^2$)
- 2.2.3 Portion 3 ($\pm 314\text{m}^2$)
- 2.2.4 Portion 4 ($\pm 408\text{m}^2$)
- 2.2.5 Remainder Erf 206 ($\pm 471\text{m}^2$)

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 be undertaken in accordance with the endorsed subdivision plan as indicated in the Proposed Subdivision Plan, Ref: KLAP206, Dwg. Sub Plan_Rev 1, Date: May 2026 and attached as **Annexure B**.

3.2 Development charges 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 approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.3 Conditions imposed by the Directorate: Infrastructure Services Department as contained in the memorandum dated 10 December 2025, and attached as **Annexure C**, be complied with.

3.4 The approval only applies to the proposed 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.

3.5 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 indicate the following information:

3.5.1 Newly allocated erf numbers

3.5.2 Co-ordinates

3.5.3 Survey dimensions

3.6 The servitude area in favour of Stellenbosch Municipality, as indicated on the Proposed Subdivision Plan (Ref: KLAP206, Dwg: No. Sub Plan_Rev 1, dated: May 2026), shall be registered against the title deed of the applicable properties on registration.

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

4.1 The application is consistent with the Stellenbosch Spatial Development Framework, which supports appropriate densification within the urban edge.

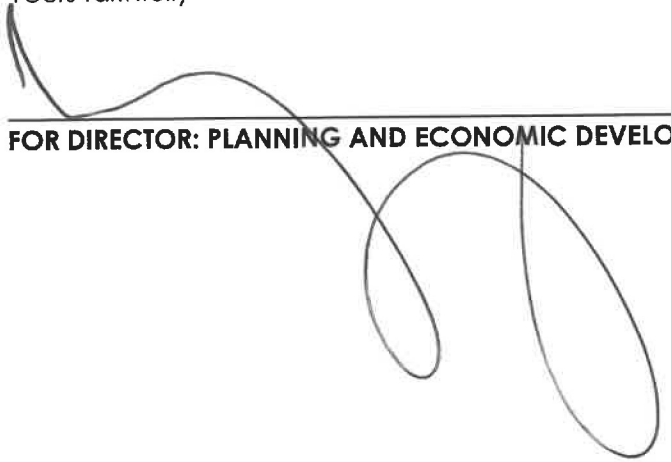
5. Matters to be noted:

5.1 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 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 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.
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 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.
11. 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.
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 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

10/7/2026.
DATE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

STELLENBOSCH MUNICIPALITY

272

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED
IN TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE
CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

10-7-2021
DATE

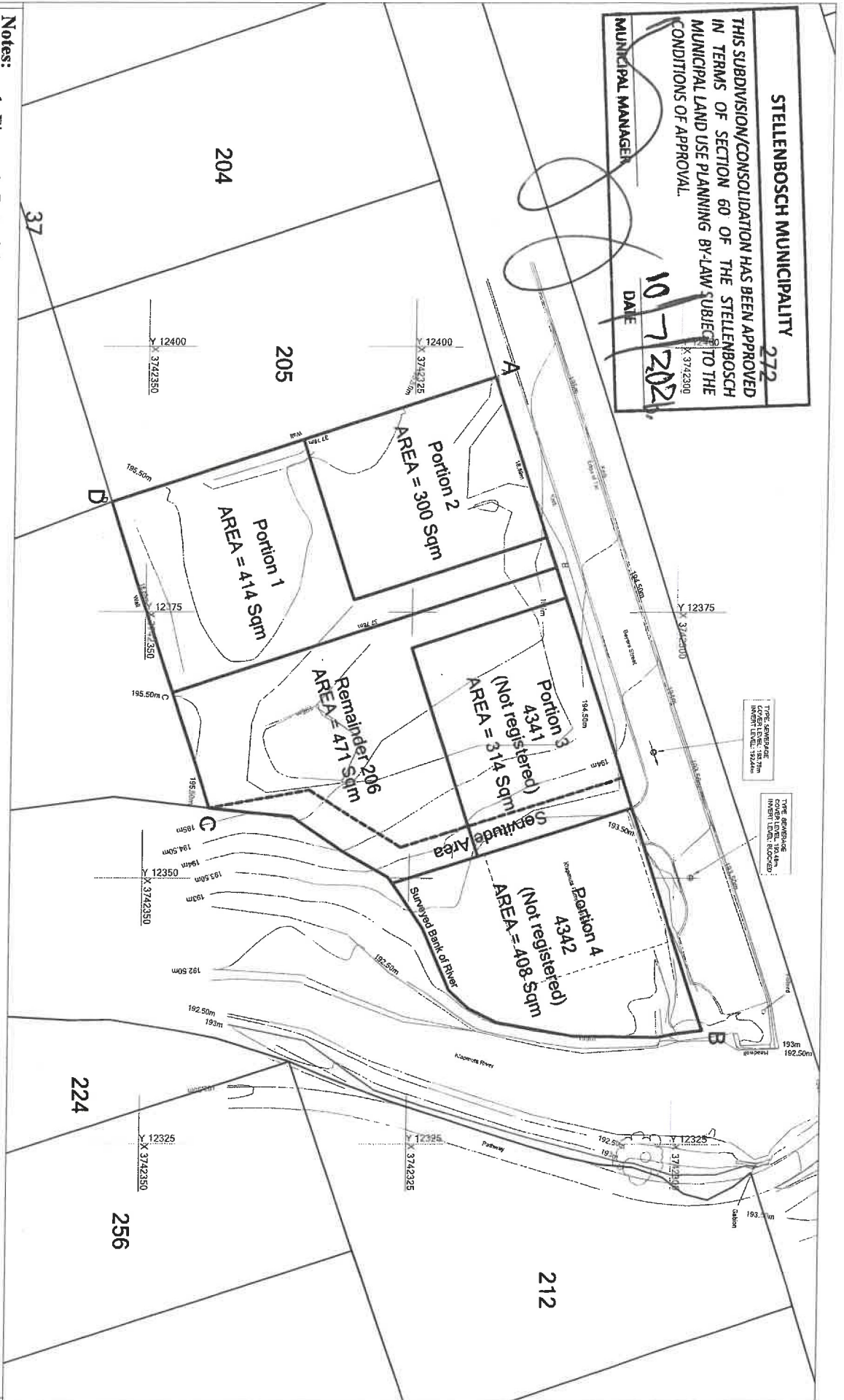
Notes:

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

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

TN



Proposed Subdivision Plan

Erf 206
Klappmuts

Scale 1: 500 @ A4

Date: May 2026

Contours: 0.5m

System: WG 19

Ref: KLAP206

Dwg: Sub Plan_Rev1.dwg

friedlaender burger & co.





STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	Bulelwa Mdoda
From ▫ Van:	Principal Technician
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	10 December 2025
Our Ref ▫ Ons Verw:	Civil LU 2411
Your Ref:	LU/14320 – TP 24/2022
Re ▫ Insake:	Erf 206 Klapmuts: Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Zoning Scheme By-Law (2015), for the subdivision of unregistered Erf 206 into four (4) portions and a remainder.

This Memo supersedes the one dated 16/07/2020.

Note: It is noted that the subdivision plan Sub Plan_Rev.dwg Ref KLAP dated June 2022 by FBV does not indicate the sewer servitude mentioned under #3 below. It is recommended that this be indicated on the subdivision plan before it is approved.

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

1. Water Connections

- 1.1 Each erf must have its own water connection and water meter installed.
- 1.2 The cost of the installation is for the account of the developer.
- 1.3 Once the subdivision is formally approved, the Municipality (Water Services Department) can be contacted to install the water connections.
- 1.4 Once the subdivision is formally approved an engineer's drawing indicating the new water layout and connection points must be submitted for approval.
- 1.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the water connection has been installed to their satisfaction.

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 an engineer's drawing indicating the new sewer layout and connection points must be submitted for approval.
- 2.4 Installation must be done by a suitable Contractor appointed by the Developer.
- 2.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connections have been installed to their satisfaction.

3. Sewer line relocation and servitude (See Annexure A)

- 3.1 The existing sewer line must be relocated and a servitude registered as per Drawing no 1406/02F by Bart Senekal Inc (Annexure A.)
- 3.2 This work can be offset from DCs. Any shortfall will be for the developer's cost. The Municipality does not have any budget allocated to this project.
- 3.3 These items must be completed before clearance of the subdivision.
- 3.4 Details of the sewer relocation must be submitted for approval, prior to construction commencing.

4. Sewer pump station (Portion 4)

- 4.1 Portion 4 must be transferred to the Stellenbosch Municipality before subdivision clearance.

5. Floodplain Management

- 5.1 The floor level of all buildings must 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 All perimeter fencing below the 1:50 year flood line be visually permeable from ground level and do 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 The following DC's are payable: See Development Charge Calculation attached. Please note that this calculation is indicative at this stage and will be amended based on the detailed information provided on the:
- 6.2 The appropriate DC's are payable before subdivision clearance.
- 6.3 The DC's were calculated by using the 2025/2026 tariff structure. If DCs are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 6.4 The developer must 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 before work commences. Any work done prior to the agreement being undertaken will be at the developers' risk and at his own cost.~

7. General

- 7.1 No construction of civil services may commence before engineering drawing approval by the Municipality.
- 7.2 Additional engineering conditions may be identified with the approval of the civil engineering design drawings.

ILZIE

ILZE FILLIES

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2411 (CT-IF) Erf 206 Klapmuts (LU-14320 TP24-2022)\20251204 Ilze Fillies Final Memo\2411 Erf 206 Klapmuts (LU-14320 TP24-2022) - APP rev 1.doc

JK



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2411 (CT-IF) Erf 208 Klappmuts (LU-14320 TP24-2022)
Development Name:	
Date:	10 December 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Klappmuts
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	208 Klappmuts
DC Parameters Reference:	Proposed subdivision plan erf 208 Klappmuts REV KLAP208 dated June 2022 by Friedlander, Burger & Volkmann

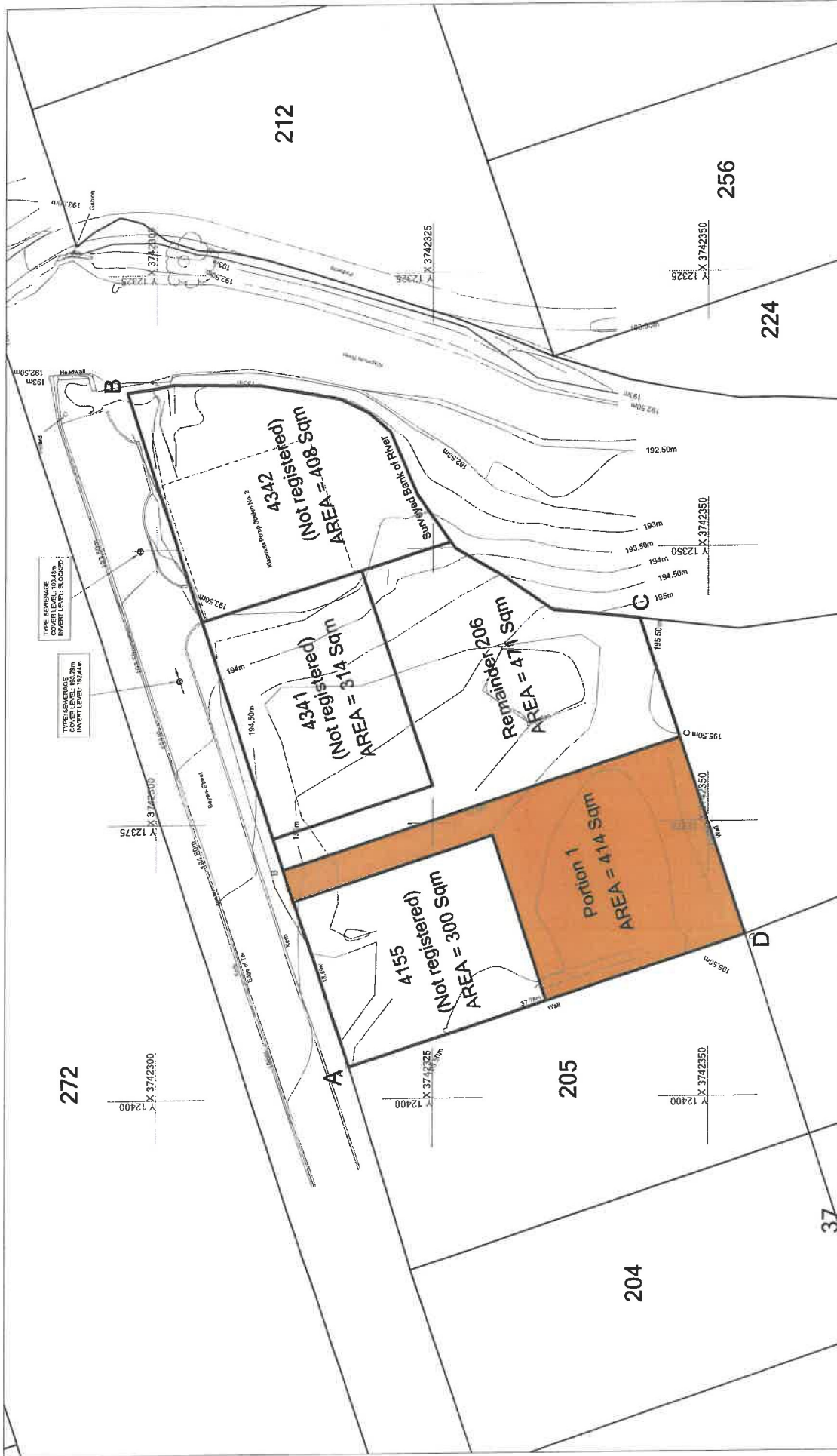
SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	k/day	k/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	2,3	2,3	0,067	0,16	16		16		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	2,30	2,30	0,06700	0,160	16,0		16		
Charges before adjusting for positive only, before Deductions	R 24 348,28	R 79 302,87	R 5 045,89	R 16 943,74	R 102 911,14	R 228 551,70	R 66 824,16	R 295 375,86	
Charges adjusted for positive only, before Deductions	R 24 348,26	R 79 302,87	R 5 045,89	R 16 943,74	R 102 911,14	R 228 551,70	R 66 824,16	R 295 375,86	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 24 348,28	R 79 302,87	R 5 045,89	R 16 943,74	R 102 911,14	R 228 551,70	R 66 824,16	R 295 375,86	
VAT:	R 3 652,24	R 11 895,43	R 758,85	R 2 541,56	R 15 436,67	R 34 282,75	R 10 023,62	R 44 306,38	
Total Development Charges Payable (including VAT):	R 28 000,50	R 91 198,30	R 5 802,54	R 19 485,31	R 118 347,81	R 262 834,45	R 76 847,78	R 339 682,24	

APPLICANT INFORMATION	
Application Processed by:	Ite Filles
Signature:	<i>AFALLAS</i>
Notes:	

Klapmuts

Land Use Category		Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charge Levied (excl VAT)						Community	Total	
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Yes	Total
									Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du		1				-1	R 12 703,44	R 24 135,06	R 3 614,82	R 4 235,04	R 25 727,79	R 70 417,04	R 16 706,04	R 87 123,68
	Single Residential >500m2	du						0	R -	R -	R -	R -	R -	R -	R -	-
	Single Residential >250m2	du						5	R 37 051,70	R 103 436,52	R 8 660,51	R 21 179,68	R 128 636,93	R 298 969,34	R 83 530,20	R 382 499,54
	Single Residential <250m2	du						0	R -	R -	R -	R -	R -	R -	R -	-
	Second Dwelling	du						0	R -	R -	R -	R -	R -	R -	R -	-
Residential	Less Formal Residential	du						0	R -	R -	R -	R -	R -	R -	R -	-
	Group Residential	du						0	R -	R -	R -	R -	R -	R -	R -	-
	Apartments	du						0	R -	R -	R -	R -	R -	R -	R -	-
	Retirement Village	du						0	R -	R -	R -	R -	R -	R -	R -	-
	Old age home	du						0	R -	R -	R -	R -	R -	R -	R -	-
Accommodation	Student Accommodation/Commune/Hostels	rooms						0	R -	R -	R -	R -	R -	R -	R -	-
	Guest House	rooms						0	R -	R -	R -	R -	R -	R -	R -	-
	Hotel, Residential	rooms						0	R -	R -	R -	R -	R -	R -	R -	-
	General Business	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	Office	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
Commercial	Retail/Shop	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	Restaurant	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	Outdoor Function / Picnic Area	persons						0	R -	R -	R -	R -	R -	R -	R -	-
	Farm Market	stall						0	R -	R -	R -	R -	R -	R -	R -	-
	Conference Facility/Place of assembly	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	Hospital/Clinic/Medical Rooms	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	University/College	student						0	R -	R -	R -	R -	R -	R -	R -	-
	School/Day Care	student						0	R -	R -	R -	R -	R -	R -	R -	-
	Industrial - light	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	Industrial - heavy	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
Industrial	Warehousing/Light Manufacturing	m2 GLA						0	R -	R -	R -	R -	R -	R -	R -	-
	Storage Facilities	unit						0	R -	R -	R -	R -	R -	R -	R -	-
	Open Space/Natural Environment/Utility Site	ha						0	R -	R -	R -	R -	R -	R -	R -	-
Non demand	Roads and Parking	ha						0,0000	R -	R -	R -	R -	R -	R -	R -	-
	To be calculated	n/a						0,0000	R -	R -	R -	R -	R -	R -	R -	-
Other	(Based on equivalent demands)	n/a						0	R -	R -	R -	R -	R -	R -	R -	-
		Total Area:	0		Total Area:	0										

Charges before adjusting for positive only, before Deductions																
Product	Charges adjusted for positive only, before Deductions															
	Deductions per service (from usage reductions)															
	Discount Deduction (%)															
	Percentage: 0,00%															
	Additional Deduction per service - from Service Agreement (sum)															
Totals	Sub Total after Adjustments and Deductions (excluding VAT)															
	VAT															
	Total Development Charges															
	R	24 340,26	R	78 302,87	R	5 045,69	R	16 843,74	R	102 911,14	R	228 551,70	R	68 824,16	R	295 375,86
	R	24 340,26	R	78 302,87	R	5 045,69	R	16 843,74	R	102 911,14	R	228 551,70	R	68 824,16	R	295 375,86
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	24 340,26	R	78 302,87	R	5 045,69	R	16 843,74	R	102 911,14	R	228 551,70	R	68 824,16	R	295 375,86
	R	3 652,24	R	11 885,43	R	756,86	R	2 541,56	R	15 436,97	R	34 282,75	R	10 023,62	R	44 306,38
	R	26 000,50	R	91 168,30	R	5 802,54	R	18 485,31	R	118 347,61	R	262 834,45	R	78 647,76	R	339 682,24

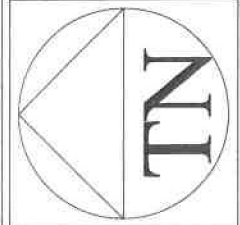


Notes:

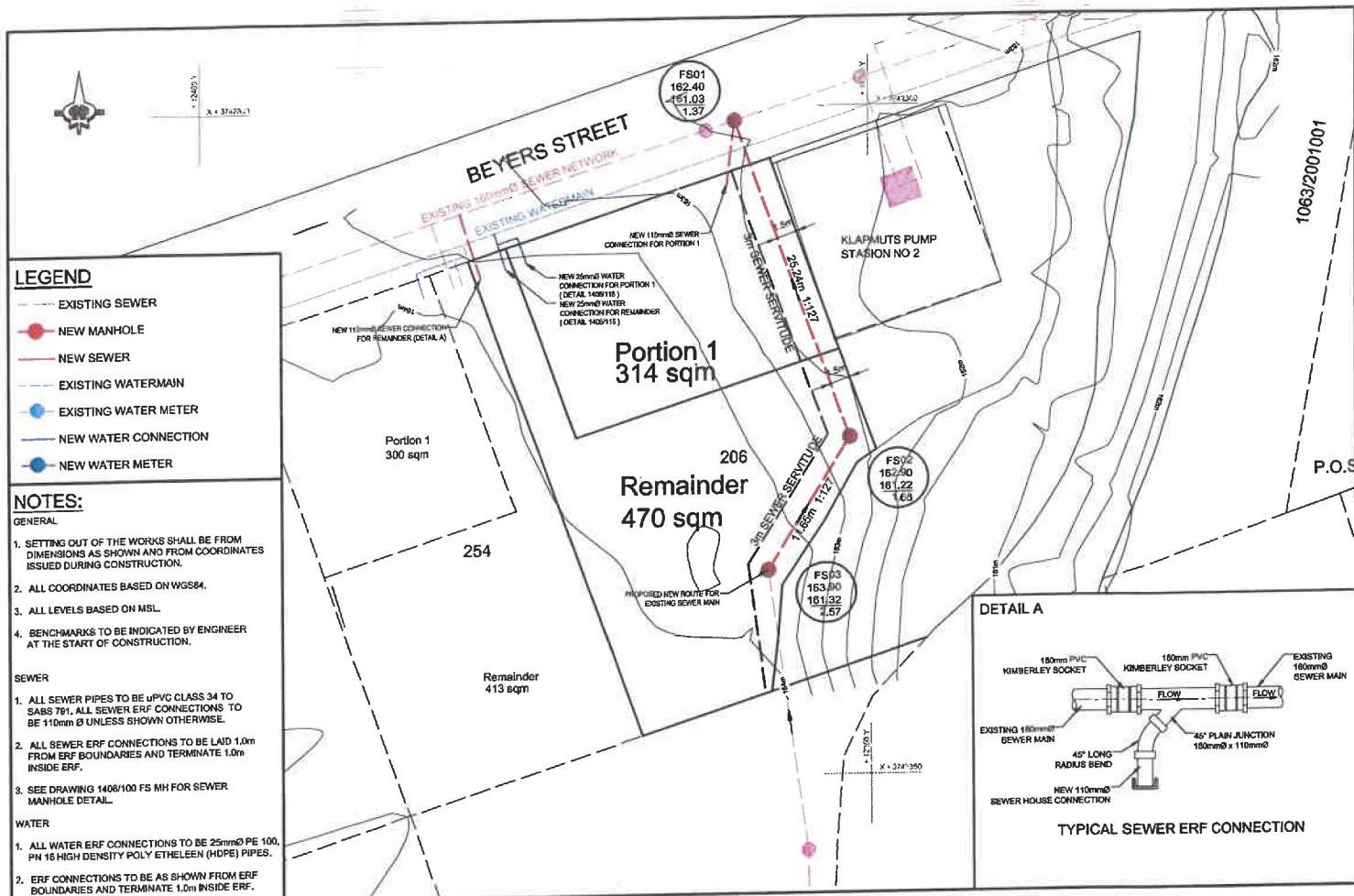
1. Figure A, B, Left bank of Klapmuts river, C, D represents Erf 206, Klapmuts.
2. The left bank of the Klapmuts river as indicated has been measured by survey.

Caveat

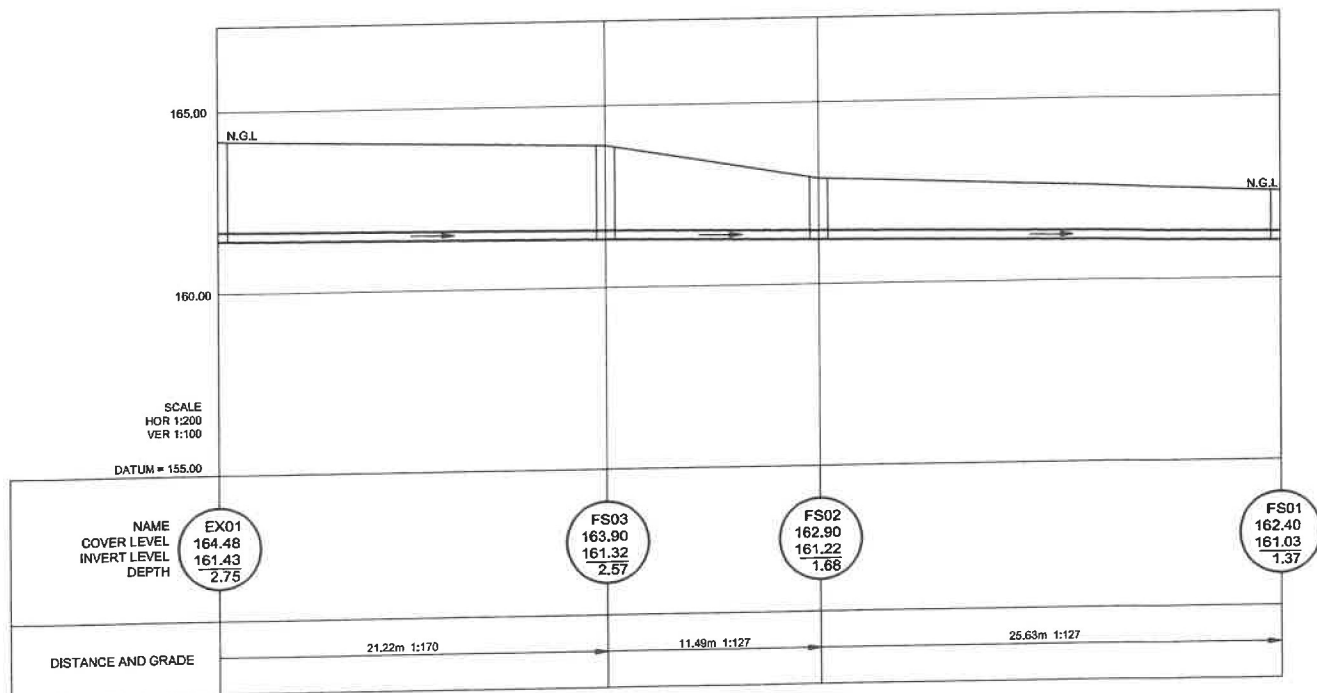
1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



Scale 1: 500 @ A4	Date: June 2022	Contours: 0.5m	System: WG 19
Proposed Subdivision Plan Erf 206 Klapmuts			
Ref: KLAP206	Dwg: Sub Plan_Rev1.dwg		



LAYOUT
SCALE 1:250



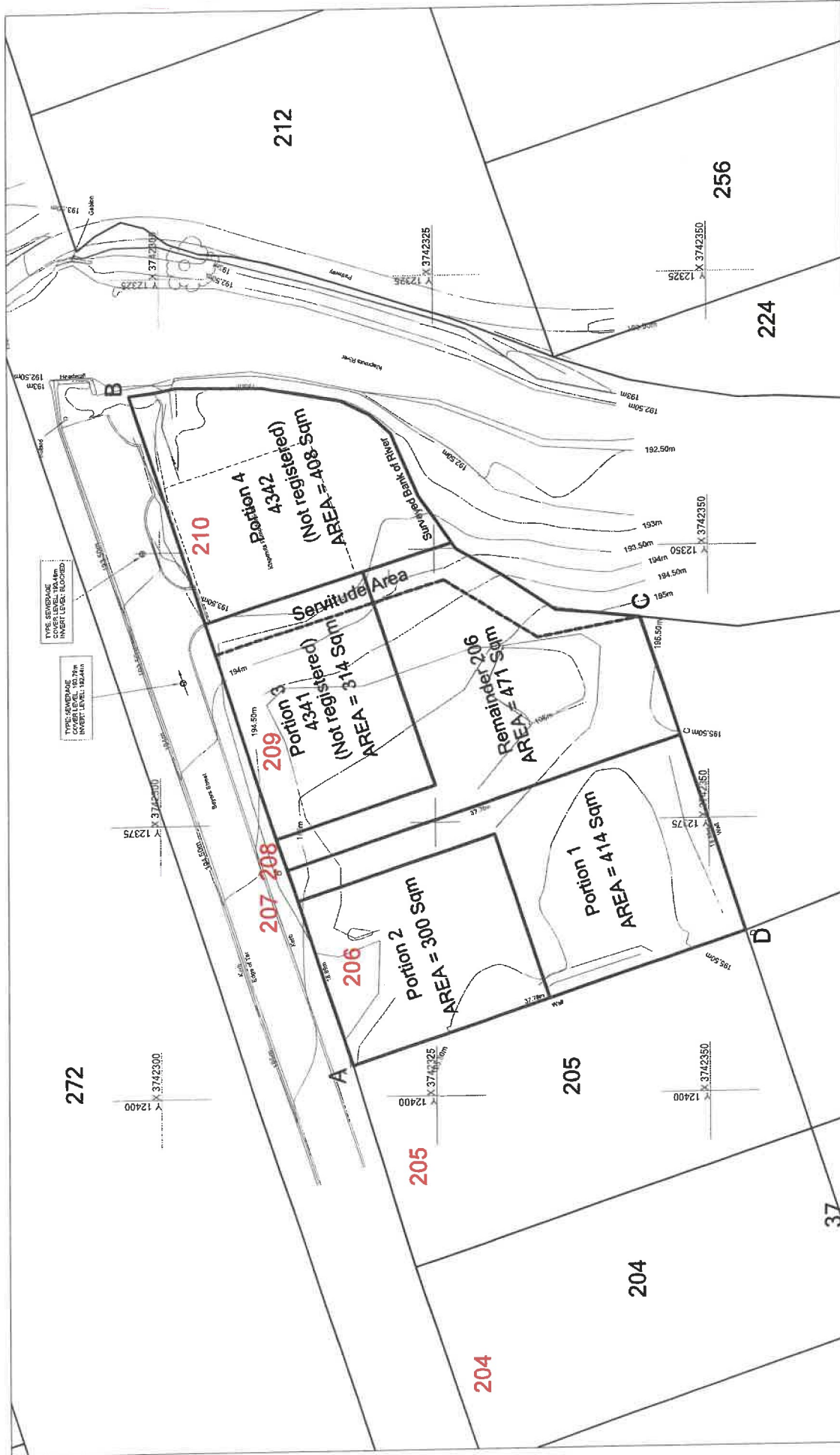
LONG SECTION
HOR: 1:200 VER: 1:100



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

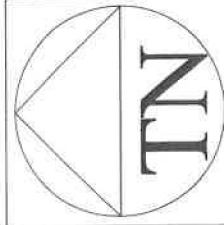


Notes:

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

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



Scale 1: 500 @ A4

Date: May 2026

Contours: 0.5m

System: WG 19

Proposed Subdivision Plan

Erf 206
Klapmuts



friedlaender, burger & volkmann
PROFESSIONAL LAND SURVEYORS, SECTIONAL TITLE CONSULTANTS, MAPPING CONSULTANTS

Registered House 1, Sphynx, 105 1st Floor, Cape Town 8001, South Africa, MOF 1-27-11-001181
Phone: +27 (0)21 461 1000, Fax: +27 (0)21 461 1001, Email: info@fbv.co.za, www.fbv.co.za

Ref: KLAP206 Dwg: Sub Plan_Rev1.dwg