



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18954 (TP1172/2025)

Our File Reference Number: Erf 383, Raithby

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 383, RAITHBY

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 Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 383, Raithby for:

2.1.1 **Subdivision** in terms of Section 15 (2) (d) of the said By-law, into;

- i. Portion 1 ($\pm 1231 \text{ m}^2$ in extent)
- ii. Portion 2 ($\pm 1231 \text{ m}^2$ in extent)
- iii. Registration of a 4m services servitude.

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 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.

3.2 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 An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:

- a) Newly allocated erf numbers
- b) Co-ordinates
- c) Survey dimensions
- d) Street names and numbering

3.4 Proof of such e-mail transmission must accompany any application for a Section 28 Transfer Certificate.

3.5 The development be undertaken in accordance with the endorsed Subdivisional Plan, referenced as Plan No: 1, Project No: 4068-P, drawn by WH (TV3 Architects); dated: 31/10/2025, attached as **Annexure A**.

3.6 The conditions imposed by Directorate: Infrastructure Service in their memorandum dated 12 December 2025, attached as **Annexure B** be adhered to.

3.7 The service servitude be registered in the title deeds of the subdivided properties in favour of the Stellenbosch Municipality on registration.

3.8 The Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building or as many be agreed on in writing with the Directorate Infrastructure Service.

3.9 The subdivision approval will lapse if not vested within a period of 5 years from final date of approval.

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

4.1 The proposed subdivision presents a form of moderate densification within an urban edge, which is compliant with the principles of the MSDF.

4.2 The proposed subdivision size is not out of character with the current surrounding properties sizes.

5. Matters **to be noted**:

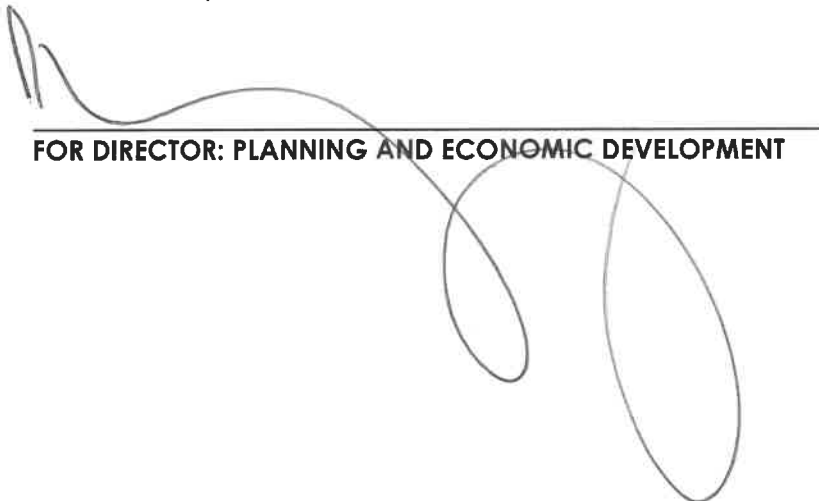
- 5.1 Portion 1 is allocated the street name and number of 19 Oaklands Avenue, and Portion 2 is allocated the street number 19A Oaklands Avenue.
 - 5.2 The display of street numbers must comply with Section 31 of the Roads and Streets By-Law.
 - 5.3 It is the responsibility of the applicant to inform 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.
 - 5.4 Copies of the decision will be internally circulated to the municipal departments responsible for finance, fire management, engineering services and GIS for their action.
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

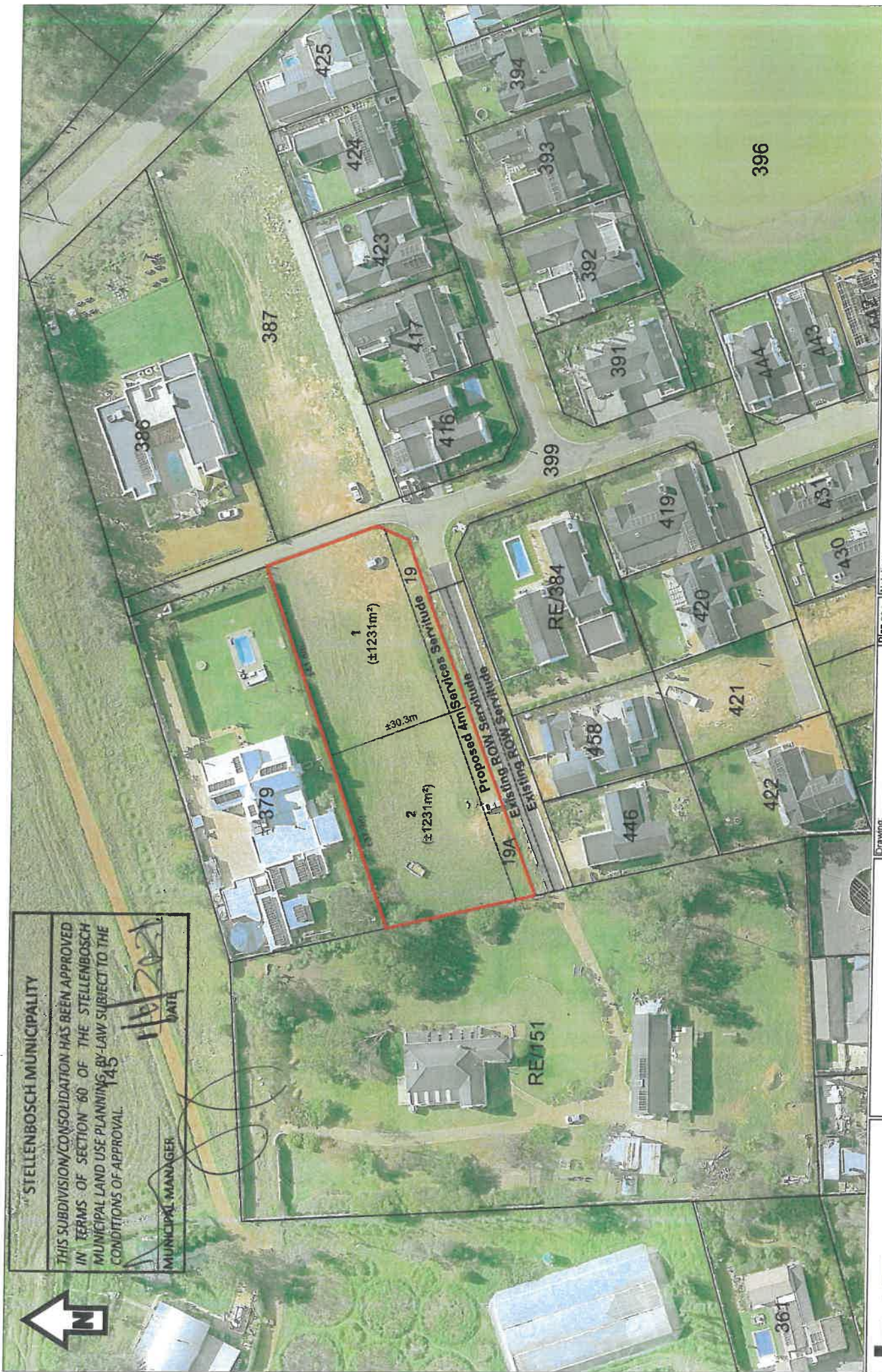


A large, stylized handwritten signature in dark ink, consisting of a series of loops and curves, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

5/6/2026.
DATE

ANNEXURE A
SUBDIVISION PLAN



STELLENBOSCH MUNICIPALITY

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.

16/2024
DATE

MUNICIPAL MANAGER



Erf 383,
Raithby

Drawing		Subdivision Plan		Plan no.:
Date:	31/10/2025	Scale:	1:1000 (A4)	1
Project no.:	4068-P	Drawn:	WH	CH
		Checked:		

Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

- All areas and dimensions are approximate and should be verified by a professional land surveyor.
- This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

ANNEXURE B
COMMENTS FROM INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Salome Newman
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	12 December 2025
Our Ref ▫ Ons Verw:	Civil LU 2943
Town Planning Ref:	LU/18954
Re ▫ Insake:	Erf 383, Raithby: Application for is made in terms of section 15 (2) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 on Erf 383 Raithby for the following: 1. Subdivision of land in terms of Section 15 (2) (d) into the following: a) Portion 1 (1172 sqm) and b) Portion 2 (1290 sqm)

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

1. Water

- 1.1 Each erf must have its own water connection and water meter installed generally in accordance with the proposed layout and details for services drawing no UDS602/SER/002 by UDS Africa consulting engineers.
- 1.2 The engineers' drawing indicating the new water layout and connection point must be submitted for formal approval before construction commences.
- 1.3 Once the subdivision is formally approved, the owner must arrange with the private estate for a water connection.
- 1.4 The cost of the installation is for the owner's account.

- 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 connection

- 2.1 Each erf must have its own sewer connection installed generally in accordance with the proposed layout and details for services drawing no UDS602/SER/002 by UDS Africa consulting engineers.
- 2.2 The engineers drawing indicating the new sewer layout and connection point must be submitted for formal approval before construction commences.
- 2.3 The cost of the installation of the sewer connection is for the account of the owner.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department contact person Leandro Hendricks 021 808 8725.
- 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. Roads and Stormwater

- 3.1 Provision for stormwater management must be made on each erf.
- 3.2 The engineers drawing indicating the stormwater layout must be submitted for formal approval before construction commences.

4. General

- 4.1 The proposed 4m sewer servitude as indicated on the subdivision plan must be registered before the clearance certificate is issued.
- 4.2 Any changes to the existing civil engineering services of Stellenbosch Municipality are for the account of the owner.
- 4.3 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance is issued.

5. Development Charges (DCs)

- 5.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage. A final calculation will be provided prior to payment.
- 5.2 The appropriate DC's are payable before subdivision clearance.
- 5.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's 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. 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.



Ilze Fillies

Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2943 (IF) Erf 383 Raithby (LU-18954)\2943 () Erf 383 Raithby (LU-18954).doc





Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2943 (F) Erf 383 Raithby (LU-18954)
Development Name:	
Date:	12 December 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Raithby
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.:	Erf 383
DC Parameters Reference:	Subdivision plan erf 383 Raithby project no 4068-P dated 31 oct 2025 by TV3 Architects and Town planners

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Units:	kl/day	kl/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	1,2	0,7	0,048	0,04	4		4		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	1,20	0,70	0,04800	0,040	4,0		4		
Charges before adjusting for positive only, before Deductions	R 13 580,45	R 10 310,52	R 7 924,79	R 4 235,94	R 51 294,55	R 87 346,25	R 16 706,04	R 104 052,29	
Charges adjusted for positive only, before Deductions	R 13 580,45	R 10 310,52	R 7 924,79	R 4 235,94	R 51 294,55	R 87 346,25	R 16 706,04	R 104 052,29	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 13 580,45	R 10 310,52	R 7 924,79	R 4 235,94	R 51 294,55	R 87 346,25	R 16 706,04	R 104 052,29	
VAT:	R 2 037,07	R 1 546,58	R 1 188,72	R 635,39	R 7 694,18	R 13 101,94	R 2 505,31	R 15 607,84	
Total Development Charges Payable (including VAT):	R 15 617,51	R 11 857,10	R 9 113,51	R 4 871,33	R 58 988,74	R 100 448,18	R 19 211,95	R 119 660,13	

APPLICANT INFORMATION	
Application Processed by:	Izize Filles
Signature:	<i>AFILLES</i>
Notes:	

PK

Raithby

[illegible]

Product	Charges before adjusting for positive only, before Deductions															
	Charges adjusted for positive only, before Deductions															
	Deductions per service (from usage reductions)															
	Discount Deduction (%)															
	Percentage: 0,00%															
Totals	Additional Deduction per service - from Service Agreement (sum)															
	Sub Total after Adjustments and Deductions (excluding VAT)															
	VAT															
	Total Development Charges															

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431

430

399

RE/384

419

420

421

422

458

446

RE/151

379

1

(±1231m²)

2

(±1231m²)

±37.9m

±30.3m

±41.8m

EXISTING BOUNDARY

PROPOSED BOUNDARY

PROPOSED BOUNDARY

PROPOSED BOUNDARY

PROPOSED BOUNDARY

PROPOSED BOUNDARY

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ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

Erf 383,
Raitaby

Drawing

Subdivision Plan

Plan no.:

1

Scale:

1:1000 (A4)

Date:

31/10/2025

Project no.:

4088-P

Drawn:

WH

Checked:

CH

Notation:

Cadastral Information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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