



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12668

Our File Reference Number: Erf 278, Jamestown

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 278, JAMESTOWN

1. The above application refers.

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

2.1 That the application for subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning by-law dated 20 October 2015, in order to subdivide Erf 278, Jamestown into two portions namely, Portion A ($\pm 448\text{m}^2$) and a Remainder ($\pm 573\text{m}^2$).

BE APPROVED in terms of Section 60 of the said Bylaw and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

2.2 Conditions of approval

- 2.2.1 The approval applies only to the subdivision in question (See **ANNEXURE C**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council and external authorities.
- 2.2.2 Endorsed Erf diagrams must be submitted to the municipality for record purposes together with the request for clearances certificates.
- 2.2.3 It is the responsibility of the applicant to inform external departments of the new street numbering, such as the Surveyor-General, Telkom, Post Office, the South African Police Service, Emergency Services, National Place Names Committee and map producers, etc. after the registration of the properties.

2.2.4 The conditions of approval in the memorandum dated 19/10/2021 from the Directorate: Infrastructure Services in the attached **ANNEXURE G**, must at all times be adhered to.

2.3 The reasons for the above decision are as follows:

- 2.3.1 The proposal presents a moderate form of densification within an urban edge, which is promoted by the Stellenbosch Municipal Spatial Development Framework.
- 2.3.2 The proposed new land unit sizes are not out of character with the current surrounding properties sizes, it will therefore will not compromise the existing residential character of the surrounding area.
- 2.3.3 Sufficient services and safe access could be provided to the proposed land units.

2.4 Matters to be noted

- (a) The decision maker is delegated to simultaneously approve new street numbering together with a subdivision plan.
 - (b) No separate delegation is required to approve new street numbering together with a subdivision application.
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

13/7/2022
DATE:



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ANNEXURE C

(APPLICATION FOR SUBDIVISION OF ERF 278, JAMESTOWN)

SUBDIVISION PLAN

SUBDIVISION

259

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

261

13/7/2022

AUTHORISED EMPLOYEE/MPT

Relinda Str.

Parfaite Street

270

273

276

272

275

281

284

274

277

280

283

279

282

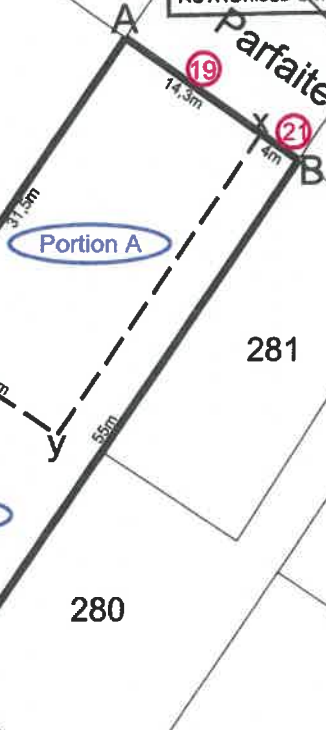
214

Montrose Str.

324



Scale: 1 : 650



Notes:

1. The figure ABCD represents Erf 278 Jamestown, measuring 1021 m² in extent
2. Proposed subdivision:
 - 2.1 The figure AxyzA represent the proposed subdivision measuring 448 m² in extent.
 - 2.2 The figure xBCDzyx represent the proposed Remainder measuring 573 m² in extent.
3. All sizes and dimensions are approximate and subject to final survey
4. The properties fall under the jurisdiction of the Stellenbosch Local Municipality

Project:

PROPOSED SUBDIVISION
Erf 278 Jamestown

Date: 22 April 2021

Ref: Erf 278 JT Rev 1

ahG

Town Planning

Town and Regional Planners





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ANNEXURE G

(APPLICATION FOR SUBDIVISION OF ERF 278, JAMESTOWN)

COMMENTS FROM THE DIRECTORE: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag Salome Newman

From ▫ Van: Colin Taylor (Development)

Date ▫ Datum: 19/10/2021

Our Ref ▫ Ons Verw: Civil Lu 2196

Your Ref: LU/12668

Re ▫ Insake: Erf 278, Jamestown: Application Subdivision

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 The following DC's are payable: See Development Charge Calculation attached.
- 3.2 The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.

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.

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 Engineering

6.1 Refer to Annexure: Electrical



COLIN TAYLOR

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2196 (CT) Farm 278 Jamestown (LU-12668)\2196 (CT) Erf 278 Jamestown, Subdivision_1.doc

Stellenbosch Municipality - Development Charge Calcul



APPLICATION INFORMATION

Application Number	
Date	Tuesday, 19/Oct/2021
Financial Year	2021/22
Erf Location	Stellenbosch Town
Erf No	278
Erf Size (m ²)	
Suburb	
Applicant	AHG Town Planning
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha*C	Solid-Waste t/week	R
Total Increased Services Usage	0,300	0,550	0,003	0,040	
Total Development Charges before Deductions	R 8 143,14	R 14 318,38	R 306,65	R 2 124,98	
Total Deductions					
Total Payable (excluding VAT)	R 8 143,14	R 14 318,38	R 306,65	R 2 124,98	
VAT	R 1 221,47	R 2 147,76	R 46,00	R 318,75	
Total Payable (including VAT)	R 9 364,61	R 16 466,13	R 352,64	R 2 443,73	

APPLICANT INFORMATION

Application Processed by:

Collin Taylor

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charges levied (incl VAT)				Total		
		area (m2)	du/ha % GLA	area (m2)	du/ha % GLA		Water	Sewer	Storm-water	Solid-Waste		Roads	Community Facilities
Infrastructure Type applicable? (yes/no)													
	du m2 GLA m2	du m2 GLA m2	du/ha % GLA	du m2 GLA m2	du/ha % GLA	du m2 GLA m2	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Total
Residential	Single Residential >1000m2	1 021	10			-1	R -32 572,56	R -18 223,39	R -4 906,32	R -2 124,98	R -26 162,95	R -13 418,16	R -97 408,37
	Single Residential >500m2		0	573	17	1	R 21 715,04	R 16 921,72	R 2 862,02	R 2 124,98	R 26 162,95	R 13 418,16	R 83 204,88
	Single Residential >250m2		0	448	22	1	R 19 000,66	R 15 620,05	R 2 350,95	R 2 124,98	R 26 162,95	R 13 418,16	R 78 677,75
	Single Residential <250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential >250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential <250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Group Residential >250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Group Residential <250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Medium Density Residential >250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Medium Density Residential <250m2		0		0	0	R -	R -	R -	R -	R -	R -	R -
Commercial	High Density Residential - flats		0		0	0	R -	R -	R -	R -	R -	R -	R -
	High Density Residential - student rooms		0		0	0	R -	R -	R -	R -	R -	R -	R -
	Local Business - office		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Local Business - retail		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Business - office		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Business - retail		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Community		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Education		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Light Industrial		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Industrial - light		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial	Warehousing		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	General Industrial - heavy		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Noxious Industrial - heavy		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Resort		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Public Open Space		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Private Open Space		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Natural Environment		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Utility Services		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Public Roads and Parking		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	Transport Facility		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
Special	Limited Use		0%		0%	0	R -	R -	R -	R -	R -	R -	R -
	To be calculated based on equivalent demands												

Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Total
R 14 318,38	R 14 318,38	R 306,65	R 2 124,98	R 26 162,95	R 13 418,16	R 64 474,26
0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
R 8 143,14	R 8 143,14	R 306,65	R 2 124,98	R 26 162,95	R 13 418,16	R 64 474,26
0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
R 1 221,47	R 1 221,47	R 46,00	R 318,75	R 9 924,44	R 2 012,72	R 9 574,26
R 9 364,61	R 9 364,61	R 952,64	R 2 443,73	R 30 087,40	R 15 430,89	R 74 145,40

* 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

278 Jamestown (LU-12668)

1. No Objection

2.

CONDITIONS:

1. The proposed subdivided portion of plot 278 must have its own electricity supply cable separate of the existing building. Installation cost is the responsibility of the applicant.
2. All Electrical requirements should be directed to ESKOM
3. All electrical wiring for the building on the proposed subdivided portion of plot 278 should be carried out in accordance with SANS 0142 Municipal by-laws and SANS 10400XA Energy Efficiency

General Comment:

No Comment



Bradley Williams

Date.....06/08/2021