



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/7587

Our File Reference Number: Erf 333, 334 and 335, Jamestown

Your Reference Number: None

Enquiries: Siyanda Zangqa / Nicole Katts

Contact No: 021 808 8667 / 8318

Email address: siyanda.zangqa@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za

Date: 27 March 2019

REGISTERED MAIL

Jacobus Olivier Scott
Pro-Konsort Town Planners
PO Box 424
GOODWOOD
7459

Sir / Madam

APPLICATION FOR A CONSOLIDATION AND SUBDIVISION: ERVERN 333, 334 AND 335, ROVELLE CRESCENT, JAMESTOWN

1. The application in the above regard, refers.
2. The Authorised Employee, on 27 March 2019, **approved, in whole** in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for :
 - 2.1 A **consolidation** of the unregistered erven 333, 334 and 335; and
 - 2.2 A **subdivision** of the consolidated property erf into six erven Portion 1 ($\pm 205\text{m}^2$), Portion 2 ($\pm 205\text{m}^2$), Portion 3 ($\pm 364\text{m}^2$), Portion 4 ($\pm 356\text{m}^2$), Portion 5 ($\pm 212\text{m}^2$) and Portion 6 ($\pm 247\text{m}^2$) as indicated on plan number: JT333/5/1, dated March 2018.
3. **The above approvals are subject to the following conditions in terms of Section 66 of the Stellenbosch Municipal Land Use Planning By-law dated 20 October 2015:**
 - 3.1 The approval applies only to the application for consolidation and subdivision in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- 3.2 The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- 3.3 The subdivision approval only comes into effect once all the conditions of the approval have been complied with;
- 3.4 The applicant to submit an electronic copy (shp, dwg, dxf) or A4 hard copy of the SG diagrams, which was preliminary approved by the SG. The following information must be indicated:
 - Newly allocated Erf Numbers
 - Co-ordinates
 - Survey Dimensions
- 3.5 No building plans may be submitted or approved prior to the submission of an approved SG diagram (electronic or hard copy, containing a SG number and signed by the Office of the SG) and registration of the property in the deeds office;
- 3.6 That a revised site development plan be submitted indicating semi-detached dwelling units on Portion 1 and 2, Portion 3 and 4, and Portion 5 and 6
- 3.7 The conditions imposed by the **Director: Infrastructure Services** as contained in their memorandum dated 9/11/2018, be complied with (see **Appendix 7**);
- 3.8 The approval shall lapse if not exercised within 5 years from date of final notification

4. **REASONS FOR THE ABOVE DECISION**

The application is supported for the following reasons:

- 4.1 The proposal has no detrimental impact on the residential character of the property and that of the surrounding properties, if all conditions are complied with;
- 4.2 The proposal is seen as a form of densification and infill development which limit urban sprawl and is encouraged by the approval MSDP of Stellenbosch Municipality;
- 4.3 The proposal is residential in nature and promotes permanent housing within the residential neighbourhood of Jamestown.
- 4.4 The proposed use is residential in nature and is in line with the existing land use of the property and the surrounding area

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.
7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
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 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

ANNEXURE 9

STELLENBOSCH MUNICIPALITY

SUBDIVISIONAL PLAN

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 27/07/2018

AUTHORISED EMPLOYEE/MPT

SUBDIVISIONAL PLAN

Fig. A-D represents Consolidated Erven 333, 334 and 335, JAMESTOWN, STELLENBOSCH and to be Subdivided in eight portions

Extent of Consolidation property : 1589m²
 Current zoning : Res. zone 3
 Portion 1 = 205m² Portion 5 = 212m²
 Portion 2 = 205m² Portion 6 = 242m²
 Portion 3 = 244m² Right-of-Way Servitude = 120m² (road)
 Portion 4 = 260m² Right-of-Way Servitude = 94m² (road)
 Average size of residential plots : 227m²

Client:
Lucinda Schreuder

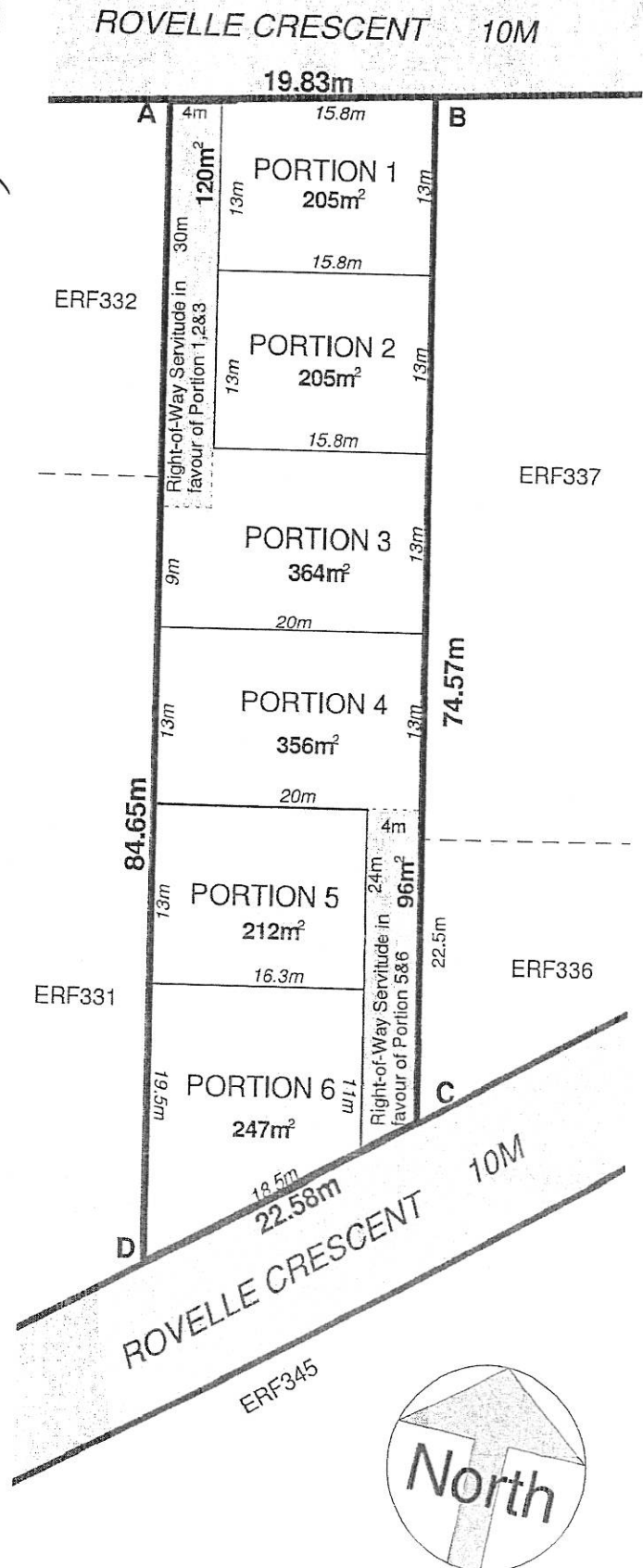
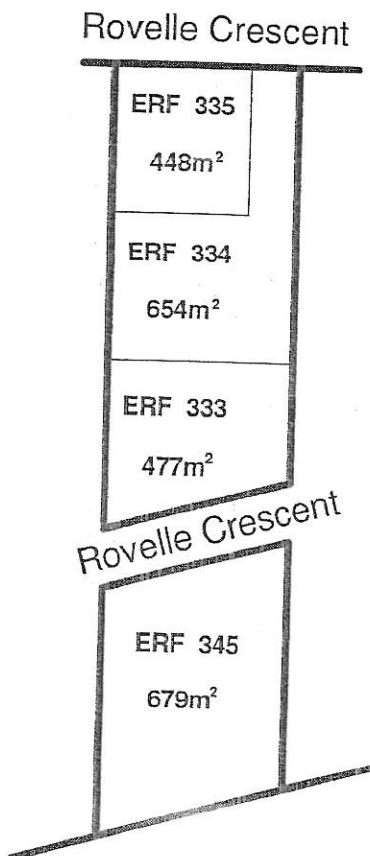
Scale:
1 : 500

Date:
March 2018

Plan No.:
JT333/5/1

PRO-KONSORT TOWN PLANNERS

CONSOLIDATION





STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

APPENDIX 7: Comments received from Internal Departments

Handwritten signature or initials



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag A. Hardouin
From ▫ Van: C. Taylor (Development)
Date ▫ Datum: 9/11/2018
Our Ref ▫ Ons Verw: Civil Lupo 1698
Re ▫ Insake: Erf 333, 334 & 335, Jamestown: Application for subdivision

The application is for the following items:

- i. To consolidate Erven 333, 334 and 335, Jamestown
- ii. For a subdivision in order to subdivide consolidated erven into six portions of Portion 1 (205m²), Portion 2 (205m²), Portion 3 (205m²), Portion 4 (356m²), and Portion 5 (212m²), Portion 6 (247m²) in order to allow for the construction six duplex units.

Comments from the Directorate Infrastructure Services i.e Roads + Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo.

The 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 construction of the sewer network.
- 1.4 All servitudes must be clearly indicated on the engineering services drawing.
- 1.5 The Municipality reserves the right to stipulate further conditions/requirements regarding the sewer when evaluating the drawings.
- 1.6 The cost of the installation is for the account of the developer.

2. Water

- 2.1 Each erf must have its own water connection.

- 2.2 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the water services.
- 2.3 The Municipality reserves the right to stipulate further conditions/requirements regarding the water when evaluating the drawings
- 2.4 The cost of the installation is for the account of the developer.

3. Roads

- 3.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.
- 3.2 Servitude road areas are to be provided with a hardened surface.

4. Stormwater

- 4.1 Any existing internal or external stormwater system that may require upgrading shall be the responsibility of the developer.

5. Solid Waste

- 5.1 Please note: Solid waste must be removed from the site to a lawful solid waste disposal site in accordance with the requirements of section 26 of the National Environmental Management Waste Act 2008 (Act 59 of 2008).
- 5.2 The Solid Waste Branch will not enter private property, private roads/servitudes or any access controlled properties for the removal of solid waste.

6. Development Contributions (DCs)

- 6.1 Based on the information provided, the Development Contribution payable by the developer is estimated at R 183 112.83 (Vat incl.) as per attached Development Contribution calculation (Annexure A).
- 6.2 The DC's were calculated for the 2018/2019 financial year. If the account is paid after 30 June 2019 it has to be recalculated using the then applicable tariffs.
- 6.3 The appropriate DC's are payable before a Clearance certificate can be issued.

7. General

- 7.1 It is noted that as per Site Development Plan JT333/5/1 by Pro-Konsort Town Planners (Annexure 8), dated March 2018, the roads is reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the "Developer" and or HOA.



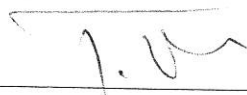
- 7.2 All works where applicable shall be constructed to at least the minimum Municipal Standards.
- 7.3 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Infrastructure Services Department for approval prior to the commencement of construction.
- 7.4 Any changes to the civil engineering infrastructure are for the account of the developer.



Colin Taylor

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

Q:\AAUSERS\Colin\DS\Dev Applications\1698 - Erf 333, 334 & 335, Jamestown\Memo Erf 345, 334 & 335 Jamestown Subdivision 09112018.doc



Annexure A

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Friday, 09/Nov/2018
Financial Year	2017-2018
Erf Location	Stellenbosch Town
Erf No	Erven 333, 334 & 335 Jamestown
Erf Size (m ²)	1 579
Suburb	
Applicant	Pro-Konsort Town Planners
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
Total Increased Services Usage	1.500 k/day	1.250 k/day	0.054 ha°C	0.120 t/week	8.00 trips/day	8.00 person	
Total Development Charges before Deductions	R 35 732.83	R 28 559.24	R 8 091.46	R 5 594.77	R 45 922.17	R 35 328.07	R 159 228.54
Total Deductions							
Total Payable (excluding VAT)	R 35 732.83	R 28 559.24	R 8 091.46	R 5 594.77	R 45 922.17	R 35 328.07	R 159 228.54
VAT	R 5 359.92	R 4 283.89	R 1 213.72	R 839.22	R 6 808.32	R 5 299.21	R 23 884.28
Total Payable (including VAT)	R 41 092.76	R 32 843.13	R 9 305.18	R 6 433.99	R 52 810.49	R 40 627.28	R 183 112.83

APPLICANT INFORMATION

Application Processed by:	C. Taylor
Signature	
Date	9 Oct 2018
Amount Paid:	
Date Payment Received	
Receipt Number	