



Application Number: LU/10521

Our File Reference Number: Erf 352, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir;

### **APPLICATION FOR SUBDIVISION ON ERF 352, JAMESTOWN**

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, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 352, Jamestown, namely:
    - 2.1.1 The **Subdivision** of the subject property in terms of Section 15(2)(d) of the said Bylaw into two portions measuring  $\pm 191\text{m}^2$  (remainder) and  $\pm 182\text{m}^2$  (portion 1) as per drawing nr E352JT Rev1, drawn by AHG Town & Regional Planners, dated 10 October 2019.

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval only applies to the proposed subdivision under consideration, as indicated on the referenced E352JT Rev 1, dated 10 October 2019, attached as **ANNEXURE C1** 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.

2.3 The development must be undertaken accordance with the subdivision plan as referenced (E352JT Rev 1, dated 10 October 2019) and attached as **ANNEXURE C1**.

- 2.4 The development must be undertaken generally in accordance with the site development plan as referenced (HP-D01 & HP-DO7, dated 17 May 2019) and attached as **ANNEXURE C3**.
- 2.5 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.
- 2.6 The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.
- 2.7 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 20 January 2022, and stipulated below, be complied with (see **ANNEXURE G**)

a) Water Connections

- (i) Each erf must have its own water connection and water meter installed.
- (ii) Once the subdivision is formally approved, the Municipality can be contacted to install the water connections.
- (iii) The cost for the installation is for the account of the owner.

b) Sewer Connections

- (i) Each erf must have its own sewer connection.
- (ii) The cost of the installation of the sewer connection is for the account of the owner.
- (iii) Once the subdivision is formally approved, the engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- (iv) There is an existing sewer pipe on the northern boundary of Erf 352 and it provides a sewer connection point to Erf 354. No construction will be allowed over the existing sewer pipe until a new sewer connection point has been provided for Erf 354.
- (v) All municipal services must be protected by a registered servitude. The width of the registered servitude must be a minimum of 3m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The developer will be responsible for the registration of the required servitude(s), as well as the cost thereof.
- (vi) Indicate existing sewer municipal services on site plan.
- (vii) A quotation for the sewer connection inspection can be provided by the Water Services Department.

- (viii) *Installation must be done by a suitable Contractor appointed by the owner. The cost of the installation of the sewer connections is for the account of the owner.*
  - (ix) *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.*
- c) Roads
  - (i) *Sufficient parking must be provided and indicated on the SDP*
- d) Development Charges (DCs)
  - (i) *The following DC's are payable: see development charge calculation attached.*
  - (ii) *The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 20 June 2022 it will have to be recalculated by using the tariff structure applicable at dated of payment.*
  - (iii) *The appropriate DC's are payable before a Clearance certificate can be issued.*
- e) General
  - (i) *Any charges to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.*
- f) Clearance Certificates
  - (i) *The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above-mentioned conditions.*
- g) Electrical Engineering
  - (i) *Outside Stellenbosch area of supply*
  - (ii) *All electrical requirements should be directed to ESKOM*

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

3.1 The proposed subdivision will result in the creation of land portions that are in line with the existing character of the surrounding area.

3.2 The proposal will result in a sensible increase in density and will not alter the character of the area.

3.3 The increase in traffic in the area will be insignificant.

3.4 Sufficient services and safe access could be provided to the proposed subdivided units.

**4 Matters to be noted:**

4.1 Building plans be approved by the Municipality prior to any building work commencing.

4.2 All electrical requirements be directed to Eskom.

4.3 The decision maker is delegated to simultaneously approve new street numbering together with a subdivisional plan as requested in the street naming and numbering policy. No separate delegation is required to approve new street numbering together with a subdivision application.

4.4 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.

5. 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.

6. 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.

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](mailto:landuse.appeals@stellenbosch.gov.za)

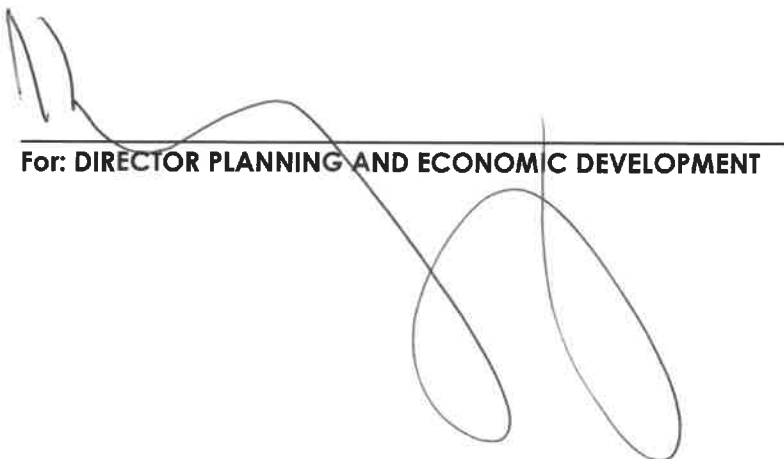
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The 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>).

10. 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.
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 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**

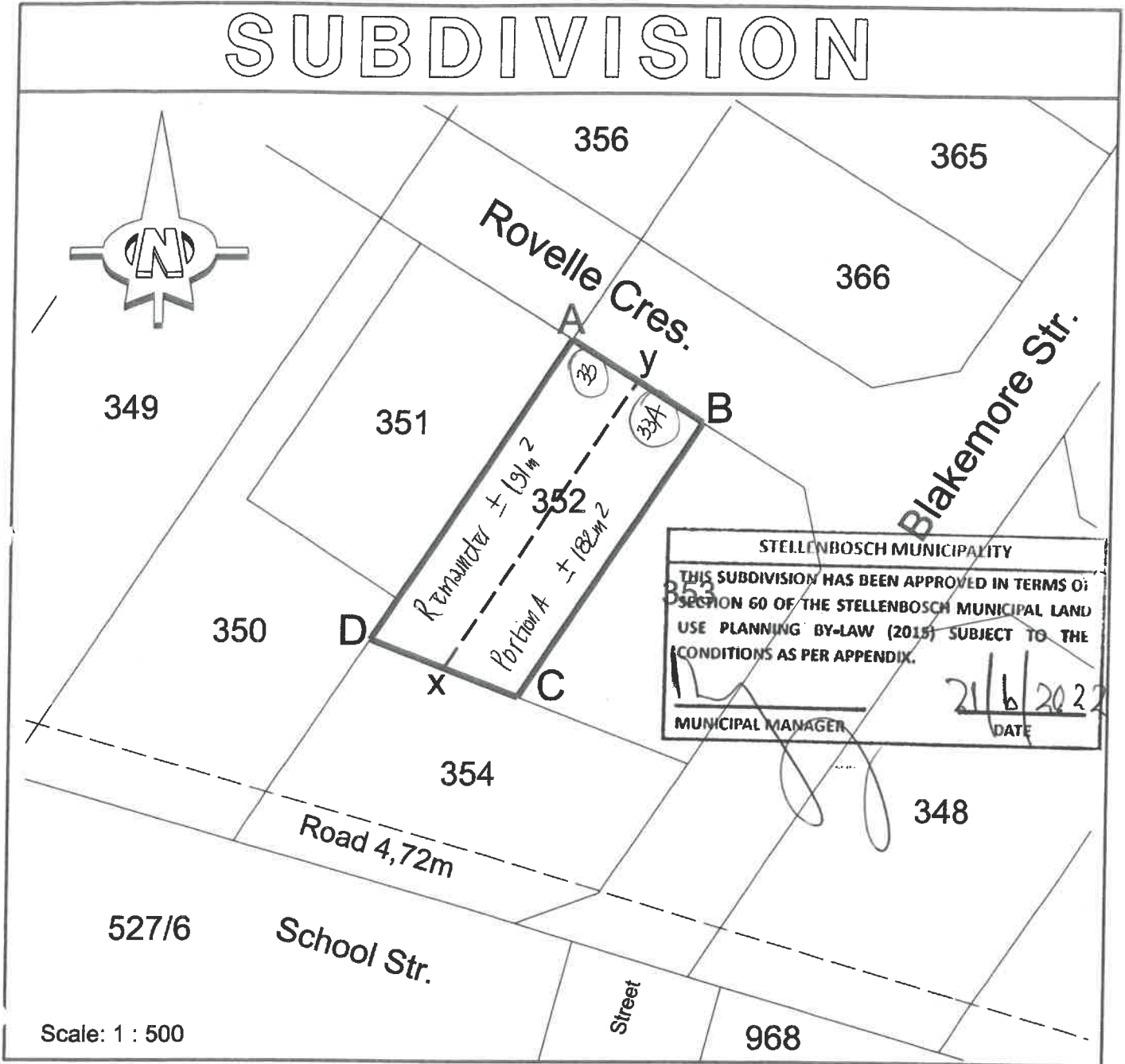
21/6/2022  
DATE:

# **ANNEXURE C**

**APPLICATION FOR SUBDIVISION OF ERF 352,  
JAMESTOWN**

**SUBDIVISIONAL PLAN**

# SUBDIVISION



**Notes:**

1. The figure ABCDA represents Erf 352, Jamestown, measuring 373 m<sup>2</sup> in extent
2. Proposed subdivision Erf 352:
  - 2.1 The figure AyxDA represent the proposed remainder measuring 191 m<sup>2</sup> in extent.
  - 2.2 The figure yBCxy represent the proposed subdivision measuring 182 m<sup>2</sup> 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 352 Jamestown**

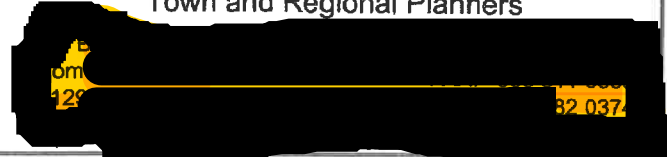
Date: 10 Oct. 2019

Ref: E352JT Rev1

**ahG**

Town Planning

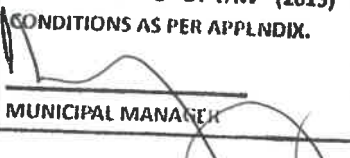
Town and Regional Planners

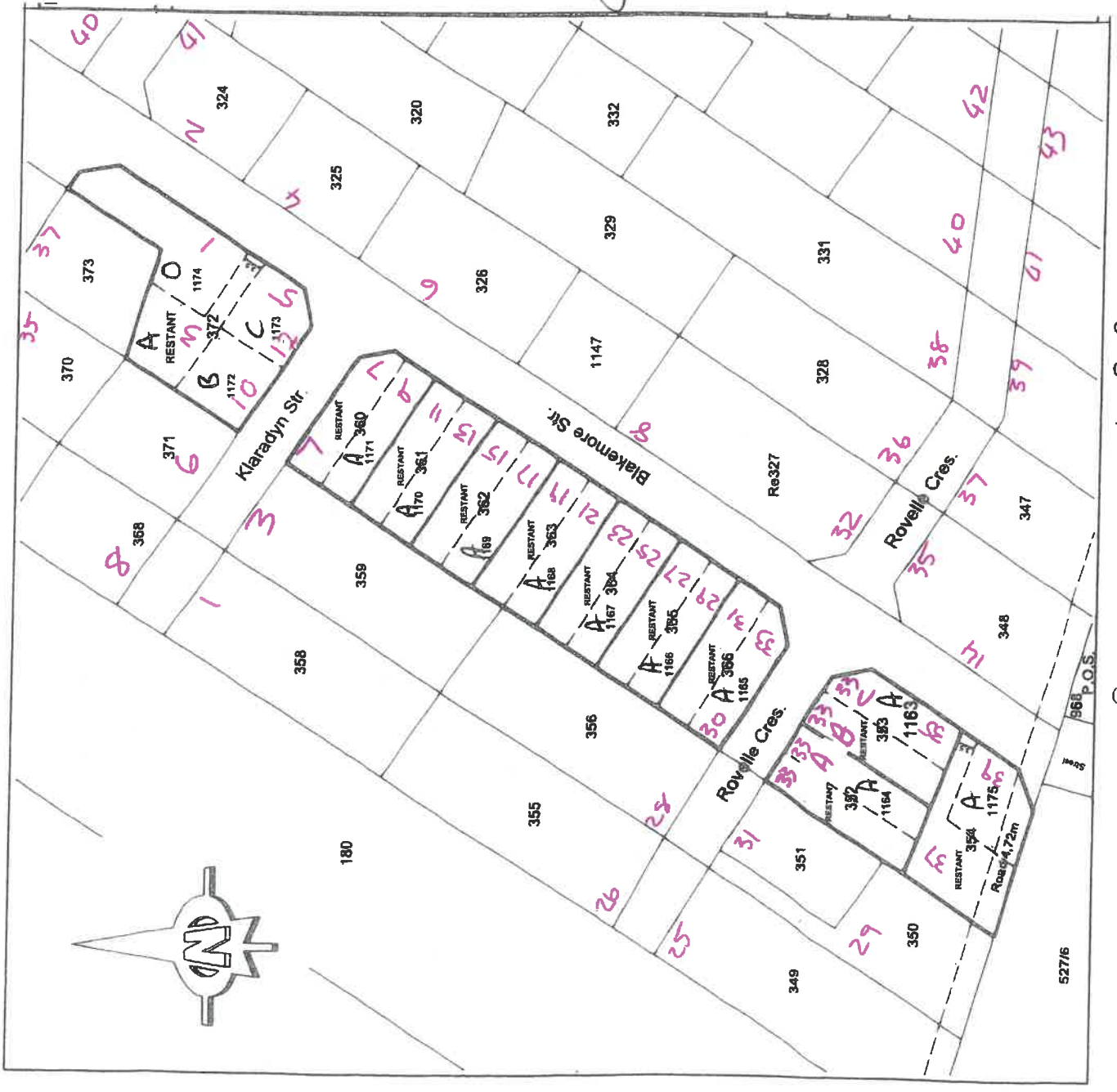




STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX.

 DATE 21/6/2022



STREET NUMBERING PLAN





**NOTES:**

**GENERAL**

1. SETTING OUT OF THE WORKS SHALL BE FROM DIMENSIONS AS SHOWN AND FROM COORDINATES ISSUED DURING CONSTRUCTION.
2. ALL COORDINATES BASED ON WGS84.
3. ALL LEVELS BASED ON MSL.
4. BENCHMARKS TO BE INDICATED BY ENGINEER AT THE START OF CONSTRUCTION.

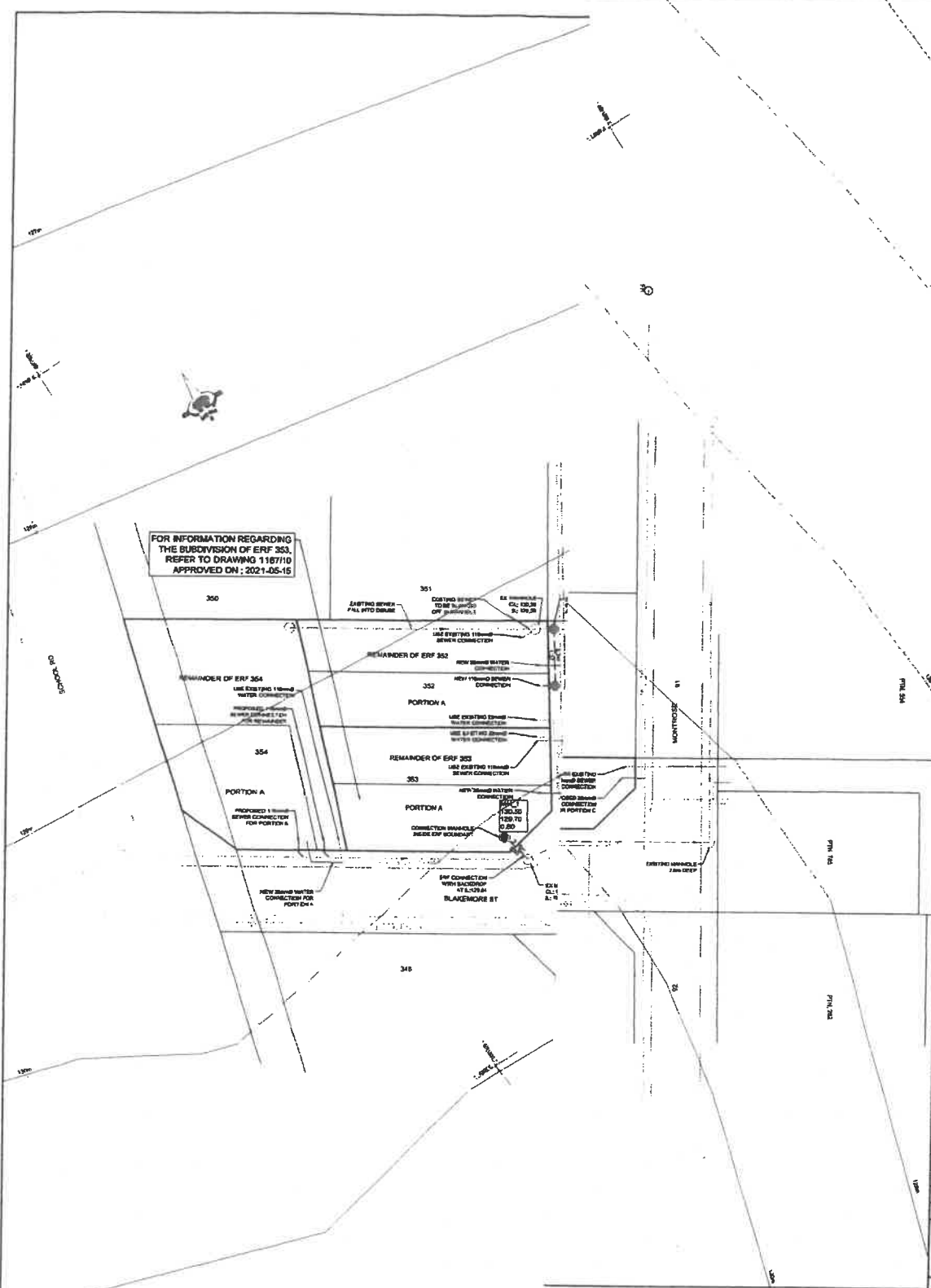
**SEWER**

1. ALL SEWER PIPES TO BE uPVC CLASS 34 TO SABS PH1. ALL SEWER ERF CONNECTIONS TO BE 150mm Ø UNLESS SHOWN OTHERWISE.
2. ALL SEWER ERF CONNECTIONS TO BE LAID 1.0m FROM ERF BOUNDARIES AND TERMINATE 1.0m INSIDE ERF.

**WATER**

1. ALL WATER ERF CONNECTIONS TO BE 25mm Ø PE 100, PH 18 HIGH DENSITY POLY ETHYLENE PIPE.
2. ERF CONNECTIONS TO BE AS SHOWN FROM ERF BOUNDARIES AND TERMINATE 1.0m INSIDE ERF.

FOR INFORMATION REGARDING THE SUBDIVISION OF ERF 353, REFER TO DRAWING 1167110 APPROVED ON: 2021-05-15



**LEGEND**

|  |                             |
|--|-----------------------------|
|  | EXISTING SEWER              |
|  | EXISTING SEWER WITH MANHOLE |
|  | EXISTING WATER              |
|  | PROPOSED SEWER PIPE         |
|  | SEWER MANHOLE               |
|  | SEWER HOUSE CONNECTION      |
|  | SEWER RODDING EYE           |
|  | WATER HOUSE CONNECTION      |

| B          | LAYOUT REVISED | 2021-07-07 |
|------------|----------------|------------|
| A          | LAYOUT REVISED | 2021-05-15 |
| AMENDMENTS |                |            |
| NO.        | DATE           | BY         |
|            |                |            |

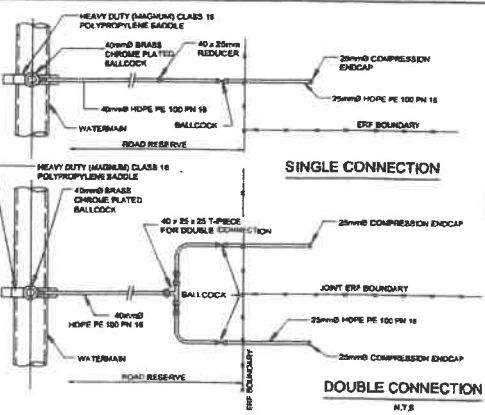
**BART/SENEKAL INC.**  
 2021-07-07

**BART/SENEKAL INC.**  
 Civil & Structural Consulting Engineers

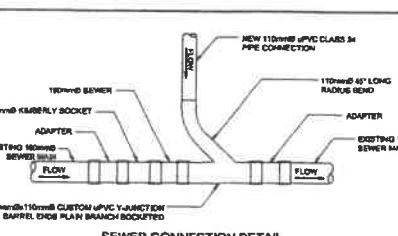
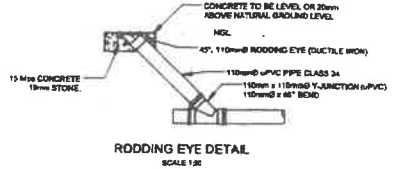
**EMBRACE PROJECTS**

**SUBDIVISION OF ERVEN 352, 354, 360-366 & 372, JAMESTOWN**

**SERVICES CONNECTIONS: LAYOUT & DETAILS**



- NOTES**
1. ALL PIPE SIZES ARE NOMINAL DIAMETER (DN).
  2. BALL VALVES TO BE OPEN AT ALL TIMES.
  3. ERF CONNECTIONS MAY ONLY BE COVERED AFTER INSPECTION BY MUNICIPAL REPRESENTATIVE.
  4. WATER METERS TO BE INSTALLED IN THE ROAD RESERVE - AS CLOSE AS PRACTICALLY POSSIBLE TO THE ERF BOUNDARY.
  5. READ IN CONJUNCTION WITH SECTION 8 OF DESIGN OUTLINES AND MATERIAL STANDARDS FOR DATE, ENGINEERING SERVICES.



TYPICAL WATER ERF CONNECTION DETAIL SCALE 1:50

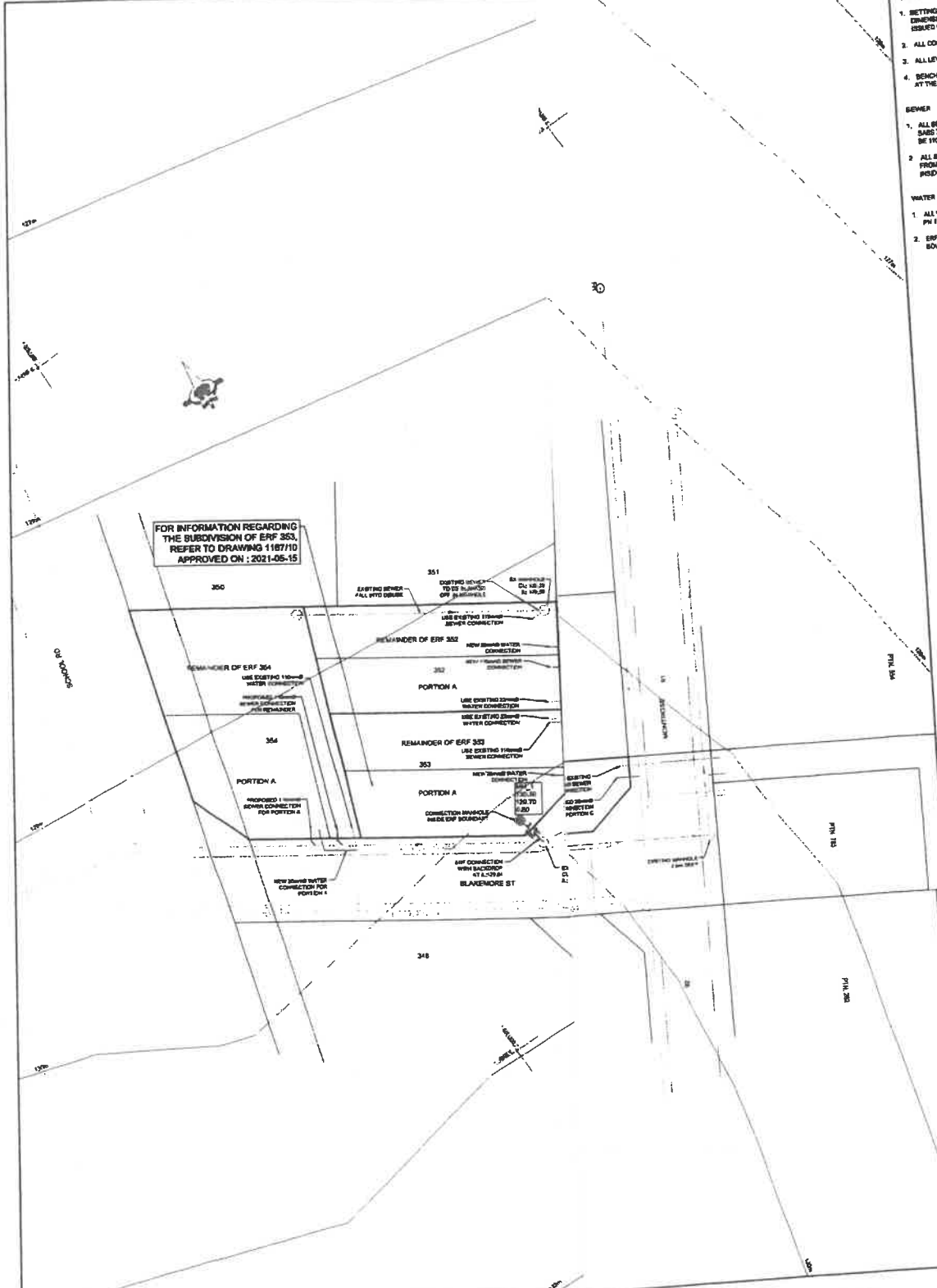
RODDING EYE DETAIL SCALE 1:50

SEWER CONNECTION DETAIL SCALE 1:50

**NOTES:**

- GENERAL**
1. SETTING OUT OF THE WORKS SHALL BE FROM DIMENSIONS AS SHOWN AND FROM COORDINATES ISSUED DURING CONSTRUCTION.
  2. ALL COORDINATES BASED ON WGS84.
  3. ALL LEVELS BASED ON MSL.
  4. BENCHMARKS TO BE INDICATED BY ENGINEER AT THE START OF CONSTRUCTION.
- SEWER**
1. ALL SEWER PIPES TO BE UPVC CLASS 34 TO SABS 791. ALL SEWER ERF CONNECTIONS TO BE 100mm Ø UNLESS SHOWN OTHERWISE.
  2. ALL SEWER ERF CONNECTIONS TO BE LAID 1.0m FROM ERF BOUNDARIES AND TERMINATE 1.0m INSIDE ERF.
- WATER**
1. ALL WATER ERF CONNECTIONS TO BE 25mm PE 100, PN 18 HIGH DENSITY POLY ETHYLENE (HDPE) PIPES.
  2. ERF CONNECTIONS TO BE AS SHOWN FROM ERF BOUNDARIES AND TERMINATE 1.0m INSIDE ERF.

FOR INFORMATION REGARDING THE SUBDIVISION OF ERF 353, REFER TO DRAWING 1167/110 APPROVED ON : 2021-05-15

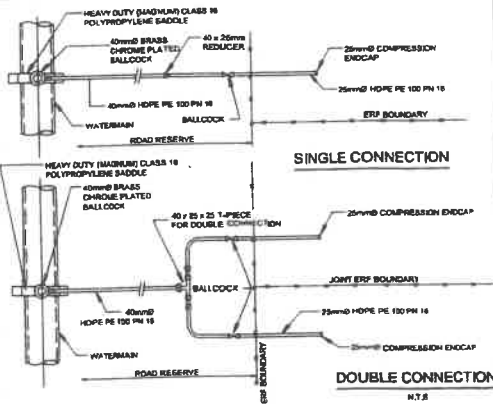


| LEGEND                   |                             |
|--------------------------|-----------------------------|
| <b>EXISTING SERVICES</b> |                             |
|                          | EXISTING SEWER WITH MANHOLE |
|                          | EXISTING WATER              |
| <b>PROPOSED SERVICES</b> |                             |
|                          | SEWER PIPE                  |
|                          | SEWER MANHOLE               |
|                          | SEWER HOUSE CONNECTION      |
|                          | SEWER RODDING EYE           |
|                          | WATER HOUSE CONNECTION      |

| AMENDMENTS |      |
|------------|------|
| NO.        | DATE |
|            |      |
|            |      |
|            |      |

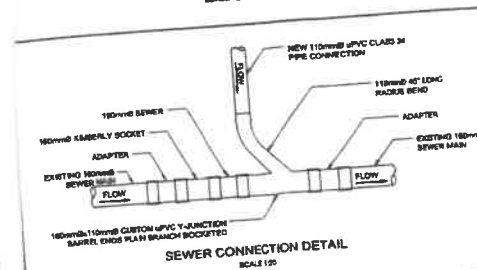
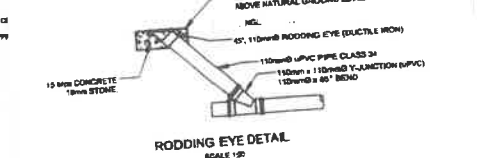
B LAYOUT REVISED  
 A LAYOUT REVISED

**BART/BEREKAL INC.**  
 2021-07-07



TYPICAL WATER ERF CONNECTION DETAIL

- NOTES**
1. ALL PIPE SIZES ARE NOMINAL DIAMETER ONLY.
  2. BALL VALVES TO BE OPEN AT ALL TIMES.
  3. ERF CONNECTIONS MAY ONLY BE COVERED AFTER INSPECTION BY MANHOLE REPRESENTATIVES.
  4. WATER METERS TO BE INSTALLED IN THE ROAD RESERVE - AS CLOSE AS PRACTICALLY POSSIBLE TO THE ERF BOUNDARY.
  5. READ IN CONSTRUCTION WITH SECTION 8 OF DESIGN GUIDELINES AND MANHOLE STANDARDS FOR CIVIL ENGINEERING SERVICES.



**EMBRACE PROJECTS**

SUBDIVISION OF ERVEN 352, 354, 360-366 & 372, JAMESTOWN

SERVICES CONNECTIONS : LAYOUT & DETAILS

SHEET 1 OF 1 SHEETS  
 1167/118

# **ANNEXURE G**

**APPLICATION FOR SUBDIVISION OF ERF 352,  
JAMESTOWN**

**COMMENT FROM THE  
DIRECTOR: ENGINEERING  
SERVICES**



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

**DIREKTEUR: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

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**To ▪ Aan:** **Director: Planning + Economic Development**  
**Att Aandag** **Salome Newman**  
**From ▪ Van:** **Colin Taylor (Development)**  
**Date ▪ Datum:** **20/1/2022**  
**Our Ref ▪ Ons Verw:** **Civil Lu 1946**  
**Re ▪ Insake:** **Erf 352, Jamestown: Application Subdivision**

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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 There is an existing municipal sewer pipe on the Northern boundary of erf 352 and it provides a sewer connection point for Erf 354. No construction will be allowed over the existing sewer pipe until a new sewer connection point has been provided for Erf 354.
- 2.5 All municipal services must be protected by a registered servitude. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The developer will be responsible for the registration of the required servitude(s), as well as the cost thereof.
- 2.6 Indicate existing sewer municipal services on site plan.
- 2.7 A quotation for the sewer connection inspection can be provided by the Water Services Department.
- 2.8 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connections is for the account of the owner.
- 2.9 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**

- 3.1 Sufficient parking must be provided and indicated on the SDP.

**4. Development Charges (DCs)**

- 4.1 The following DC's are payable: See Development Charge Calculation attached.

4.2 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.

4.3 The appropriate DC's are payable before a Clearance certificate can be issued.

**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.

**7. Electrical Engineering**

7.1 Outside Stellenbosch area of supply.

7.2 All Electrical requirements should be directed to ESKOM.



**Colin Taylor Pr Tech Eng**

**PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\1946 (CT) Erf 352, Jamestown, Subdivision\1946 (CT) Erf 352 Jamestown, Subdivision\_1.doc



# Stellenbosch Municipality - Development Charge Calculation



## APPLICATION INFORMATION

|                            |                       |
|----------------------------|-----------------------|
| Application Number         | Thursday, 20/Jan/2022 |
| Date                       | 2021/22               |
| Financial Year             | Stellenbosch, Town    |
| Erf Location               |                       |
| Erf No                     | 352                   |
| Erf Size (m <sup>2</sup> ) | 373                   |
| Suburb                     | Jamestown             |
| Applicant                  | AMG Town Planning     |
| Approved Building Plan No. |                       |

## SUMMARY OF DC CALCULATION

| Units                                       | Water       | Sewer       | Storm-water | ha°C | Solid-Waste | Roads       | Community Facilities | Totals      |
|---|-------------|-------------|-------------|------|-------------|-------------|----------------------|-------------|
|   | kl/day      | kl/day      | kl/day      | ha°C | t/week      | trips/day   | person               |             |
| Total Increased Services Usage              | 0,500       | 0,400       | 0,043       |      | 0,040       | 4,00        | 4,0                  |             |
| Total Development Charges before Deductions | R 13 571,90 | R 10 413,37 | R 1 328,80  |      | R 2 124,98  | R 26 162,95 | R 13 418,16          | R 67 020,16 |
| Total Deductions                            |             |             |             |      |             |             |                      |             |
| Total Payable (excluding VAT)               | R 13 571,90 | R 10 413,37 | R 1 328,80  |      | R 2 124,98  | R 26 162,95 | R 13 418,16          | R 67 020,16 |
| VAT   | R 2 035,78  | R 1 562,00  | R 199,32    |      | R 318,75    | R 3 924,44  | R 2 012,72           | R 10 053,02 |
| Total Payable (including VAT)               | R 15 607,68 | R 11 975,37 | R 1 528,11  |      | R 2 443,73  | R 30 087,40 | R 15 430,89          | R 77 073,18 |

## APPLICANT INFORMATION

|                           |               |
|---------------------------|---------------|
| Application Processed by: | Collin Taylor |
| Signature                 |               |
| Date                      | As above      |
| Amount Paid:              |               |
| Date Payment Received     |               |
| Receipt Number            |               |

