



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9590

Our File Reference Number: Erf 353, Jamestown

Your Reference Number: Erf 353 JT

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: leon.jubilius@ahg-property.co.za

Sir / Madam

APPLICATION FOR SUBDIVISION AND STREET NUMBERING: ERF 353, 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 a 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 353, Jamestown into two portions of portion A ($\pm 190\text{m}^2$) and a Remainder ($\pm 189\text{m}^2$). See **ANNEXURE B**.

BE APPROVED in terms of Section 60 of the By-Law and subject to the following conditions of approval in terms of Section 66 of the said By-Law;

- (a) The approval applies only to the subdivision and allocated street numbering in question (See **ANNEXURE B**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council and external authorities.
- (b) Erf diagrams must be submitted to the Municipality for record purposes together with the request for clearances certificates.
- (c) The approval will lapse if not implemented within 5 years from the date of final notification.

- (d) 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 registration of the properties.
- (e) Building Plans for any future alteration to the existing structures must be submitted to this municipality prior to construction commencing on site.
- (f) The conditions of approval in the memorandum dated 12/10/2020 from the Directorate: Infrastructure Services in the attached **ANNEXURE G**, must at all times be adhered to.

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

- a) The proposal is in compliance with the zoning scheme by-law for the proposed uses and size of the properties, consistent with relevant legislation, planning principles, policies and guidelines and do not specifically compromise the principles of the IDP or the Municipal SDF, if approved.
- b) It is not envisaged that the approval of the proposal will impact negatively on any surrounding property owner's or the street aesthetics.
- c) The proposal presents a moderate form of densification within an urban edge, which is promoted by the Stellenbosch Municipal Spatial Development Framework.
- d) Sufficient services and safe access could be provided to the proposed subdivisinal units.

4. 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.

5. 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.

6. 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.

7. An applicant 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.
8. 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>).
9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. 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



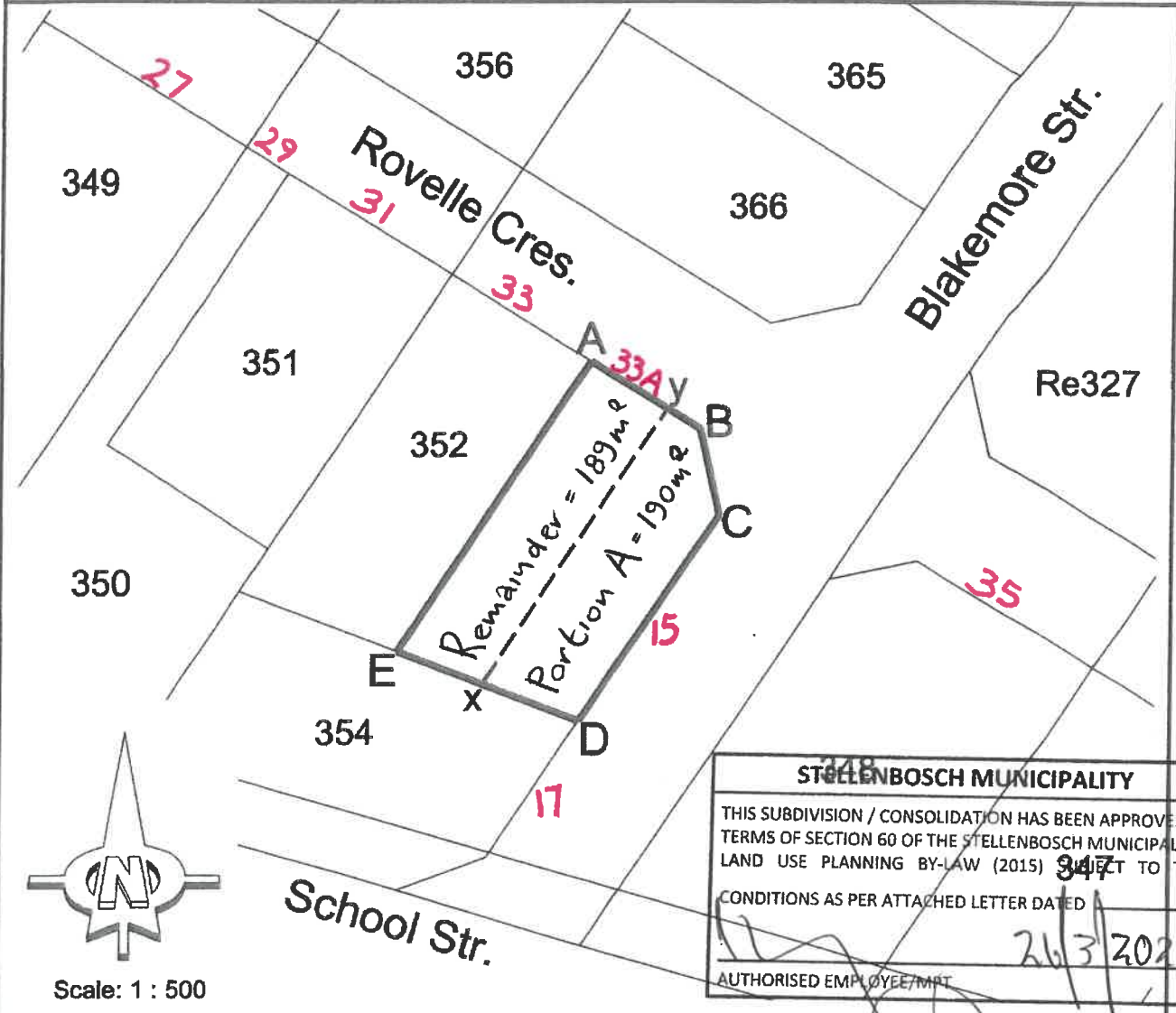
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

26/3/2021
DATE:

ANNEXURE B:

Subdivisional and Street Numbering Plan

SUBDIVISION



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 26/3/2021

AUTHORISED EMPLOYEE/MPT

Notes:

1. The figure ABCDEA represents the Erf 353 Jamestown, measuring 379 m² in extent
2. Proposed subdivision:
 - 2.1 The figure AyxEA represent the proposed remainder measuring 189 m² in extent.
 - 2.2 The figure yBCDxY represent the proposed subdivision measuring 190 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 353 Jamestown

Date: 25 Feb. 2019 Ref:

ahG Town Planning

Town and Regional Planners

PO Box 2992 TEL: 021 840 3220
 Somers West FAX: 086 511 6639
 7129 CELL: 082 782 0374
 E-Mail: leon.jubillus@ahg-property.co.za

2

ANNEXURE G:

Directorate: Infrastructure Services comments

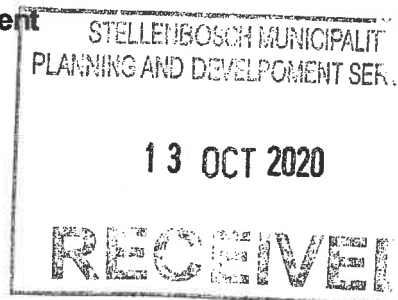


MEMO

FILE NR:	OUTGOING POST
	04 353 JT
SCAN NR:	
COLLABORATOR NR:	695394

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag S Newman
From ▫ Van: Colin Taylor (Development)
Date ▫ Datum: 12/10/2020
Our Ref ▫ Ons Verw: Civil Lu 1891
Re ▫ Insake: Erf 353, Jamestown: Application for subdivision



This memo supersedes the one dated 23/09/2019

The application is for the following items:

- i. The subdivision of erf 353 into two portions measuring $\pm 189\text{m}^2$ (Remainder) and $\pm 190\text{m}^2$ (Portion A).

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 of the water connection for the second property is for the account of the applicant. A quotation for the installation of the water connection can be provided by the Water Services Department Tanya Carstens – 021 808 8209
- 1.4 No private water pipes may cross an internal boundary. A site development plan must be submitted for approval in this regard.
- 1.5 No Section 28 Clearance will be issued unless the Water Services Department has confirmed in writing that the water connection has been installed, or proof of installation such as water meter registration (account) is provided.

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, please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the sewer connection.
- 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 developer. 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 Based on the information provided, the Development Charges payable by the developer is R 74 893.41 (Vat incl.) as per attached Development Charges calculation.

3.2 The DC's were calculated for the 2020/2021 financial year. If the account is paid after 30 June 2021 it has to be recalculated using the then applicable tariffs.

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.



COLIN TAYLOR

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\1891 (CT) Erf 353, Jamestown (Rovelle Crescent)\1981 (CT) Erf 353, Jamestown, Subdivision_1.doc

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	Monday, 12-Oct-2020
Date	2020/21
Financial Year	Stellenbosch Town
Erf Location	353
Erf No	Jamestown
Erf Size (m ²)	AHG Town Planners
Suburb	
Applicant	
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	0,500	0,400	0,013	0,040	4,00	4,0	
Total Development Charges before Deductions	R 13 188,06	R 10 118,86	R 1 291,21	R 2 064,89	R 25 423,02	R 13 038,67	R 65 124,71
Total Deductions							
Total Payable (excluding VAT)	R 13 188,06	R 10 118,86	R 1 291,21	R 2 064,89	R 25 423,02	R 13 038,67	R 65 124,71
VAT	R 1 978,21	R 1 517,83	R 193,68	R 309,73	R 3 813,45	R 1 955,80	R 9 768,71
Total Payable (including VAT)	R 15 166,27	R 11 636,68	R 1 484,90	R 2 374,62	R 29 236,47	R 14 994,47	R 74 893,41

APPLICANT INFORMATION

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

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage			Water		Sewer		Storm-water		Solid-Waste		Roads		Community Facilities		Total		
		area (m2)	du	du/ha	area (m2)	du	du/ha	area (m2)	du	du/ha	% GLA	% GLA	du	du	du	du	du	du	du	du	du	du		du	du
Residential	Single Residential >1000m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Single Residential >500m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Single Residential >250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Single Residential <250m2		du	du/ha	2	du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Less Formal Residential >250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Less Formal Residential <250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Group Residential >250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Group Residential <250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Medium Density Residential >250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Medium Density Residential <250m2		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	R
High Density Residential - flats		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
High Density Residential - student rooms		du	du/ha		du	du/ha		du	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
Commercial	Local Business - office		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Local Business - retail		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	General Business - office		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	General Business - retail		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Community		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	
Industrial	Education		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Light Industrial		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	General Industrial - light		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
Other	General Industrial - heavy		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Noxious Industrial - heavy		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Resort		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Public Open Space		m2	du/ha		m2	du/ha		m2	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Private Open Space		m2	du/ha		m2	du/ha		m2	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Natural Environment		m2	du/ha		m2	du/ha		m2	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Utility Services		m2 GLA	du/ha		m2 GLA	du/ha		m2 GLA	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R		
	Public Roads and Parking		m2	du/ha		m2	du/ha		m2	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Transport Facility		m2	du/ha		m2	du/ha		m2	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Limited Use		m2	du/ha		m2	du/ha		m2	du/ha	0%	R	R	R	R	R	R	R	R	R	R	R	R	R	
Special	To be calculated																								
	based on equivalent demands																								
			0			0			0																

Infrastructure Type applicable? (yes/no)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Total
	Yes	Yes	Yes	Yes	Yes	Yes	
R13 188,06	R10 118,66	R1 291,21	R2 064,89	R25 423,02	R 13 038,67	R65 124,71	
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	
R13 188,06	R10 118,66	R1 291,21	R2 064,89	R25 423,02	R 13 038,67	R65 124,71	
R1 978,21	R1 517,83	R1 933,68	R3 097,73	R3 813,45	1 955,80	R9 768,71	
R15 166,27	R11 636,68	R1 494,90	R2 374,62	R29 236,47	14 994,47	R74 893,41	

*** displays red if not equal to existing area.

* 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