



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11959

Our File Reference Number: Erf 361, 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 / Madam

**APPLICATION FOR SUBDIVISION: ERF 361, 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 in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 361, Jamestown, namely:

2.1.1 **Subdivision** in terms of the said By-law, into;

- i. Portion A of Erf 361 (191 m<sup>2</sup> in extent)
- ii. Rem of Erf 361 (192 m<sup>2</sup> in extent) and

**BE APPROVED** in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

2.2 **Conditions of Approval:**

- a. The approval applies only to the proposed subdivision under consideration as indicated on Subdivisional Plan Number (E 361 JT Rev 1), drawn by AHG Town and Regional Planners, dated 2020-05-27 and street numbering plan (See **Annexure C**); and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- b. The development must be undertaken in accordance with the Subdivisional Plan as referenced (E 361 JT Rev 1), drawn by AHG Town and Regional Planners, dated 2020-05-27 and Street numbering plan, attached as **Annexure C**.

- c. 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.
- d. The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.
- e. The development be undertaken generally in accordance with the proposed architecture design layout attached as Annexure C in support of a harmonious streetscape design that complement the existing character of the street.
- f. Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- g. Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charges will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- h. The conditions imposed by the Director: Engineering Services as contained in their memo dated 17 November 2021, attached as **Annexure G**, be complied with.

**2.3 The reasons for the above decision are as follows:**

- i. The proposed subdivision size is not out of character with the current surrounding properties sizes, therefore will not compromise the existing character of the surrounding landscape.
- ii. Sufficient services and safe access could be provided to the proposed subdivided units.

**2.4 Matters to be noted:**

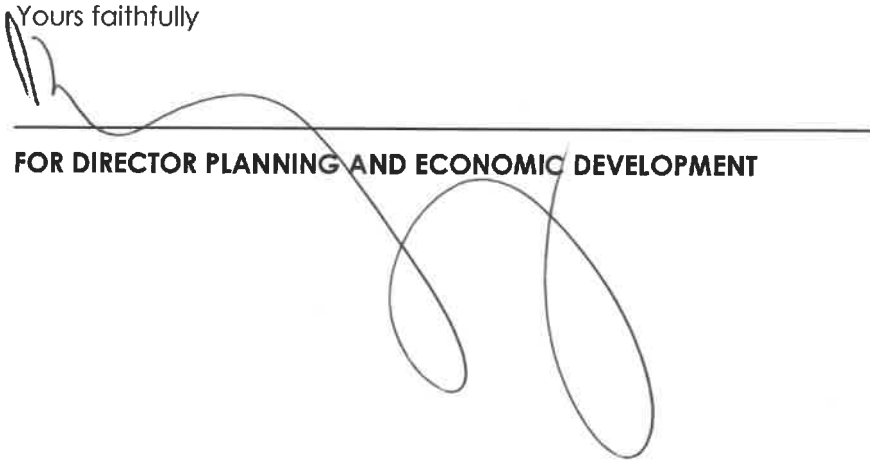
- a. Building plans be approved by the Municipality prior to any building work commencing.
- b. All electrical requirements be directed to Eskom.
- c. The decision maker is delegated to simultaneously approve new street numbering together with a subdivisional plan as requested in the street naming and numbering policy. No separate delegation is required to approve new street numbering together with a subdivision application.

- 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 the registration of the properties.
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](mailto: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

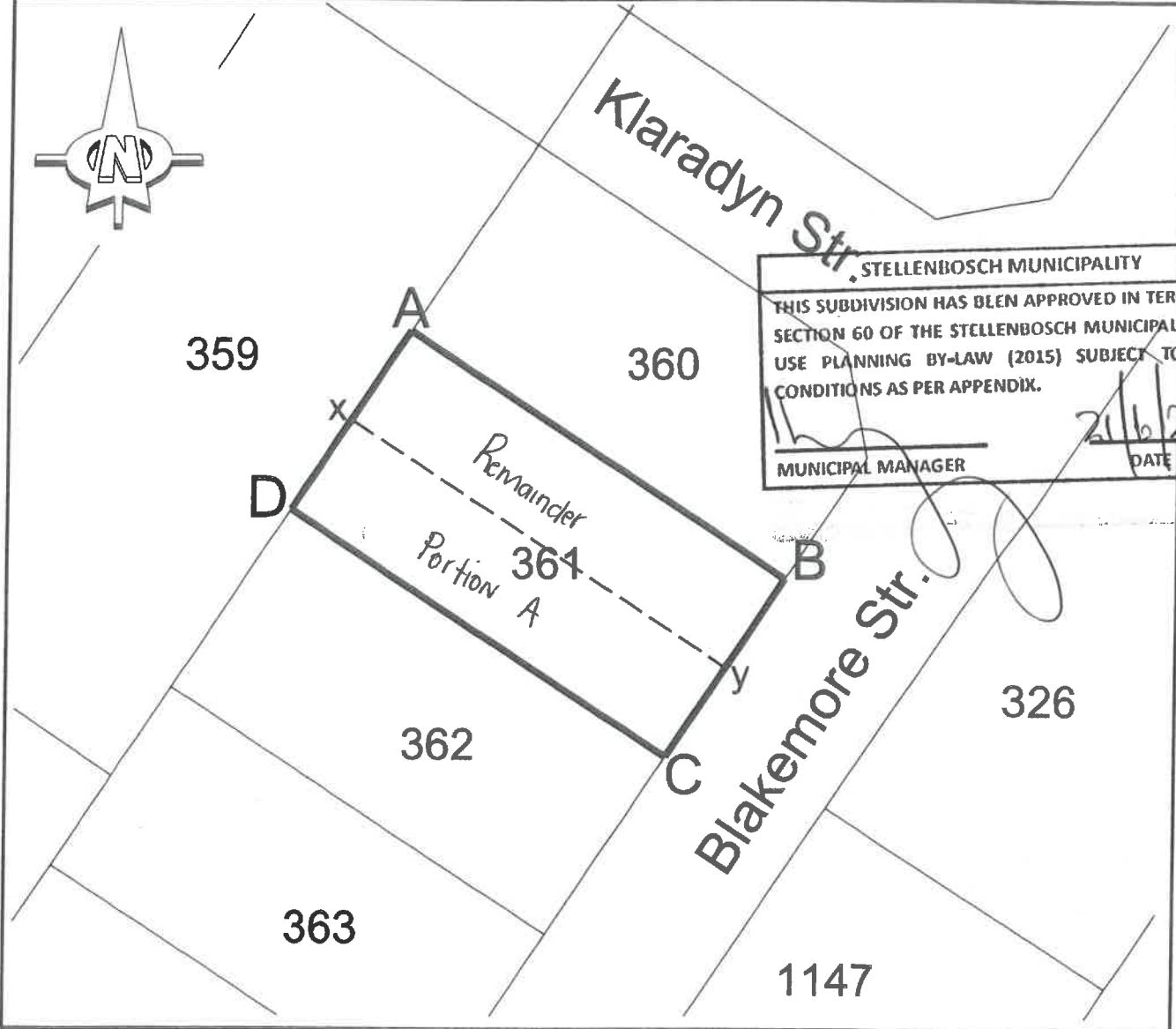


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

21/6/2022  
DATE:

**ANNEXURE C:** PROPOSED SUBDIVISIONAL PLAN + STREET NUMBERING PLAN  
+ ARCHITECTURE DESIGN LAYOUT

# SUBDIVISION



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.  
 MUNICIPAL MANAGER  
 DATE: 21/6/2022

Notes:

1. The figure ABCDA represents Erf 361 Jamestown, measuring 383 m<sup>2</sup>
2. Proposed subdivision:  
 AByxA measuring 192 m<sup>2</sup>  
 xyCDx measuring 191 m<sup>2</sup>
3. All sizes and dimensions are approximate and subject to final survey.
4. The property falls under the jurisdiction of the Stellenbosch Local Municipality.

Scale: 1 : 400

Project:  
**PROPOSED SUBDIVISION**  
**Erf 361 Jamestown**

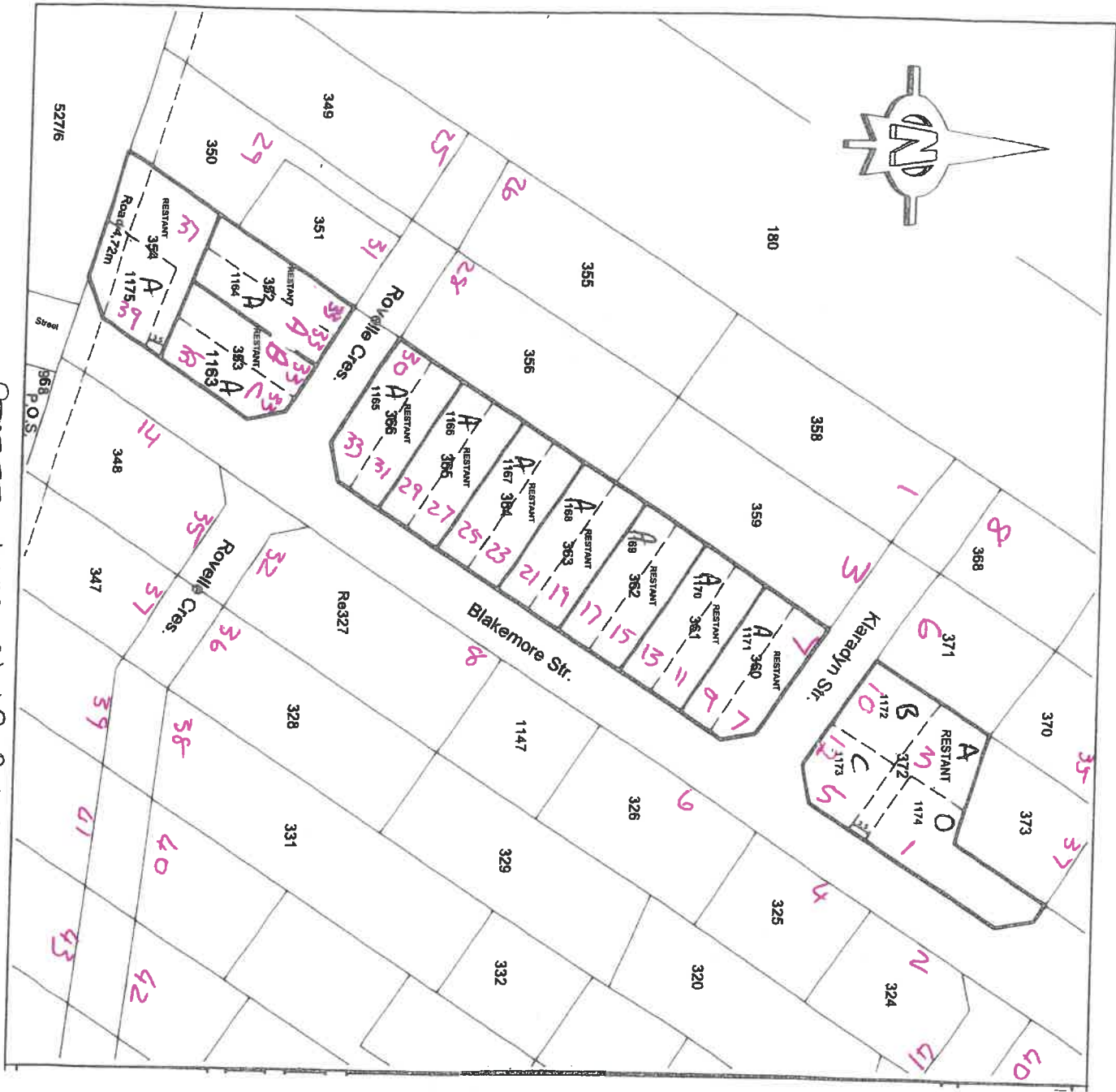
Date: 2020-05-27      Ref: E 361 JT Rev 1

**ahG** Town Planning  
 Town and Regional Planners

PO Box 2992  
 Somerset West  
 7129

TEL: [REDACTED]  
 FAX: [REDACTED]  
 CELL: [REDACTED]  
 E-Mail: [REDACTED]

STREET NUMBERING PLAN



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.

MUNICIPAL MANAGER

DATE

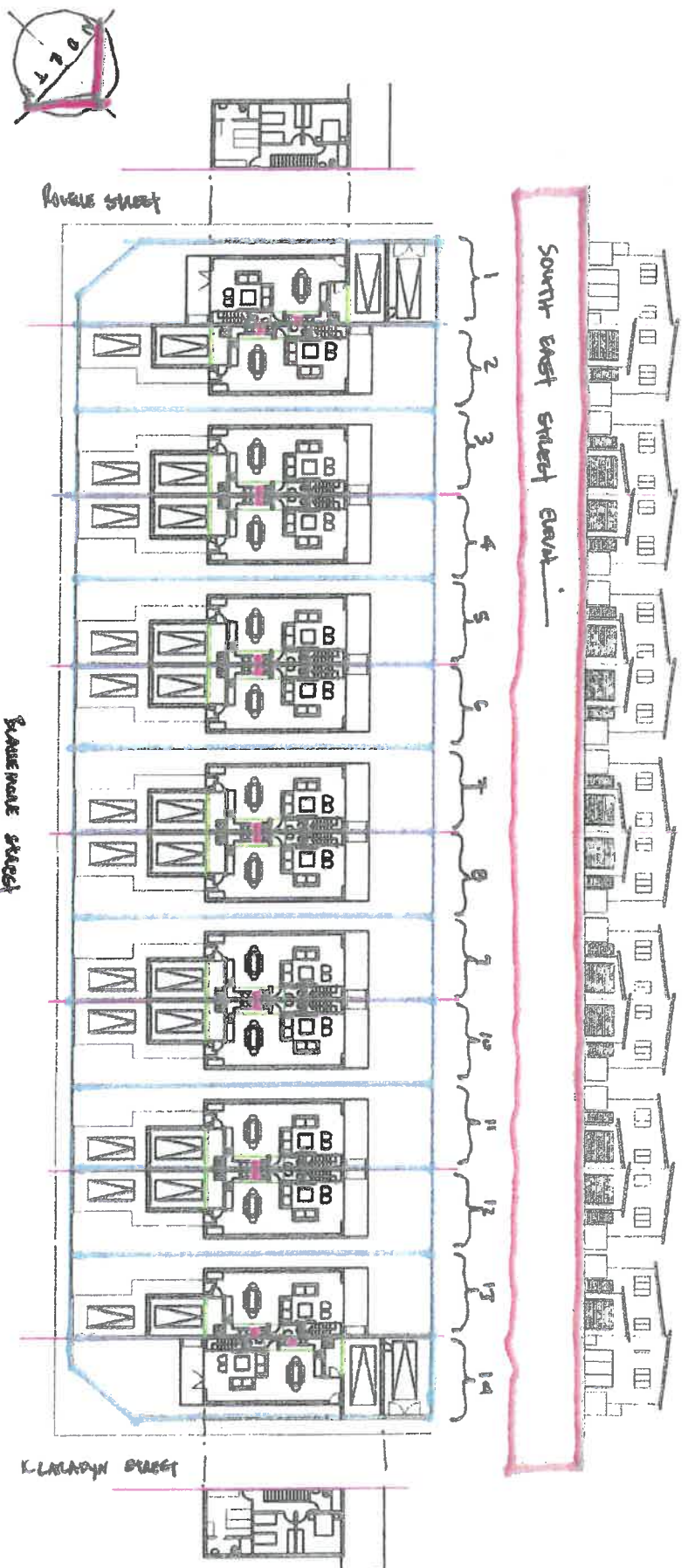
21/6/2022



# AVANTGARDE ARCHITECTURE

Member of EMBRACE GROUP

Architecture | Joinery: Design, Manufacturing & Installation | Project Managers



Site Plan 1:500

Poolhouse Concept

Approx. (historic) site area = 3 @ 5 a.m.  
Approx. (historic) site area = 190 S a.m.

Active in the Invention of Design

Mobile + 27 (0)82) 6 550 550

Fax + 27 (0)81) 750 4866

PO Box 8943, Welgemoed, 7538

Email: [luke@avantarch.co.za](mailto:luke@avantarch.co.za)

Web: [www.facebook.com/avantgarde.architecture](http://www.facebook.com/avantgarde.architecture)

JANETSON

**ANNEXURE G: COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES**



STELLENBOSCH MUNICIPALITY  
STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE  
DIRECTORATE: INFRASTRUCTURE SERVICES

**To - Aan:** Director: Planning + Economic Development  
**Att Aandag:** Nolusindiso Momoti  
**From - Van:** Colin Taylor (Development)  
**Date - Datum:** 17/11/2021  
**Our Ref - Ons Verw:** Civil Lu 2096  
**Your Ref:** LU 11959  
**Re - Insaak:** Erf 361, Jamestown: Application Subdivision

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES

23 NOV 2021

RECEIVED

The application is for the following item:

- i. The subdivision of erf 361 into two portions namely Portion 1 ( $\pm 191\text{m}^2$ ) and Remainder ( $\pm 192\text{m}^2$ )

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. *718905*
- 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. 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 Refer to Annexure: Electrical



**Colin Taylor Pr Tech Eng**

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

V:\2.0 DEVELOPMENT\00 Developments\2096 (CT) Erf 361 Jamestown (LU-11959)\Application\2096 (CT) Erf 361, Subdivision\_1.doc

## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	Wednesday, 17/Nov/2021		
Date	2021/22		
Financial Year	Stellenbosch Town		
Erf Location	361		
Erf No	383		
Erf Size (m <sup>2</sup> )	Jameson		
Suburb	Jameson		
Applicant	AHG Town Planning		
Approved Building Plan No.	Proposed Subdivision Plan ref: E 361 JT Rev1		

### SUMMARY OF DC CALCULATION

Unit(s)	Water Kl/day	Sewer Kl/day	Storm-water ha°C	Solid-Waste U/week	Roads t/ps/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 13 571,90	R 10 413,37	R 1 328,80	R 2 124,98	R 21 152,95	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 21 152,95	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:	Colin 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	Stormwater	Development Charge levied (incl VAT)	Roads	Community Facilities	Total
Infrastructure Type applicable? (yes/no)		area (m2)	area (m2)	area (m2)	Yes	Yes	Yes	Yes	Yes	Yes	
Single Residential >1000m2	du	m2 GLA	du	du	du	du	du	du	du	du	du
Single Residential >500m2	du	m2	0	0	R	R	R	R	R	R	R
Single Residential <250m2	du	383	26	0	-19 000,66	-15 620,05	-2 380,95	-2 124,98	-26 162,95	-13 418,16	-78 677,75
Single Residential <250m2	du		0	383	32 572,56	26 033,41	3 679,74	4 249,97	52 325,91	26 836,33	145 697,91
Less Formal Residential >250m2	du		0	0	R	R	R	R	R	R	R
Less Formal Residential >250m2	du		0	0	R	R	R	R	R	R	R
Group Residential >250m2	du		0	0	R	R	R	R	R	R	R
Group Residential <250m2	du		0	0	R	R	R	R	R	R	R
Medium Density Residential >250m2	du		0	0	R	R	R	R	R	R	R
Medium Density Residential <250m2	du		0	0	R	R	R	R	R	R	R
High Density Residential - flats	du		0	0	R	R	R	R	R	R	R
High Density Residential - student rooms	du		0	0	R	R	R	R	R	R	R
Local Business - office	m2 GLA		0%	0	R	R	R	R	R	R	R
Local Business - retail	m2 GLA		0%	0	R	R	R	R	R	R	R
General Business - office	m2 GLA		0%	0	R	R	R	R	R	R	R
General Business - retail	m2 GLA		0%	0	R	R	R	R	R	R	R
Community	m2 GLA		0%	0	R	R	R	R	R	R	R
Education	m2 GLA		0%	0	R	R	R	R	R	R	R
Light Industrial	m2 GLA		0%	0	R	R	R	R	R	R	R
General Industrial - light	m2 GLA		0%	0	R	R	R	R	R	R	R
Warehousing	m2 GLA		0%	0	R	R	R	R	R	R	R
General Industrial - heavy	m2 GLA		0%	0	R	R	R	R	R	R	R
Noxious Industrial - heavy	m2 GLA		0%	0	R	R	R	R	R	R	R
Resort	m2 GLA		0%	0	R	R	R	R	R	R	R
Public Open Space	m2		0%	0	R	R	R	R	R	R	R
Private Open Space	m2		0%	0	R	R	R	R	R	R	R
Natural Environment	m2		0%	0	R	R	R	R	R	R	R
Utility Services	m2 GLA		0%	0	R	R	R	R	R	R	R
Public Roads and Parking	m2		0%	0	R	R	R	R	R	R	R
Transport Facility	m2		0%	0	R	R	R	R	R	R	R
Limited Use	m2		0%	0	R	R	R	R	R	R	R
Special											
To be calculated based on equivalent demands											
		383		383							

Complete yellowgreen cells. du = detailing unit, GLA=Gross lettable area. \*\*\* displays red if not equal to existing area

	R13 571,90	R10 413,37	R1 328,80	R2 124,98	R26 162,95	13 418,16	R67 020,16
Total Development Charges before Deductions	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
% Deductions per service (%)	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
% Deductions per service (amount)	R13 571,90	R10 413,37	R1 328,80	R2 124,98	R26 162,95	13 418,16	R67 020,16
Additional Deduction per service - from Service Agreement (sum)	R2 035,78	R1 562,00	R1 328,80	R318,75	R3 924,44	2 012,72	R10 053,02
Sub Total after Deductions (excluding VAT)	R15 607,68	R11 975,37	R1 528,11	R2 443,73	R30 087,40	15 430,89	R77 073,18
VAT							
Total							

Annexure: Electrical

Jamestown 361

<b>GENERAL COMMENT:</b>
1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM
<b>CONDITIONS</b>
3. No conditions.

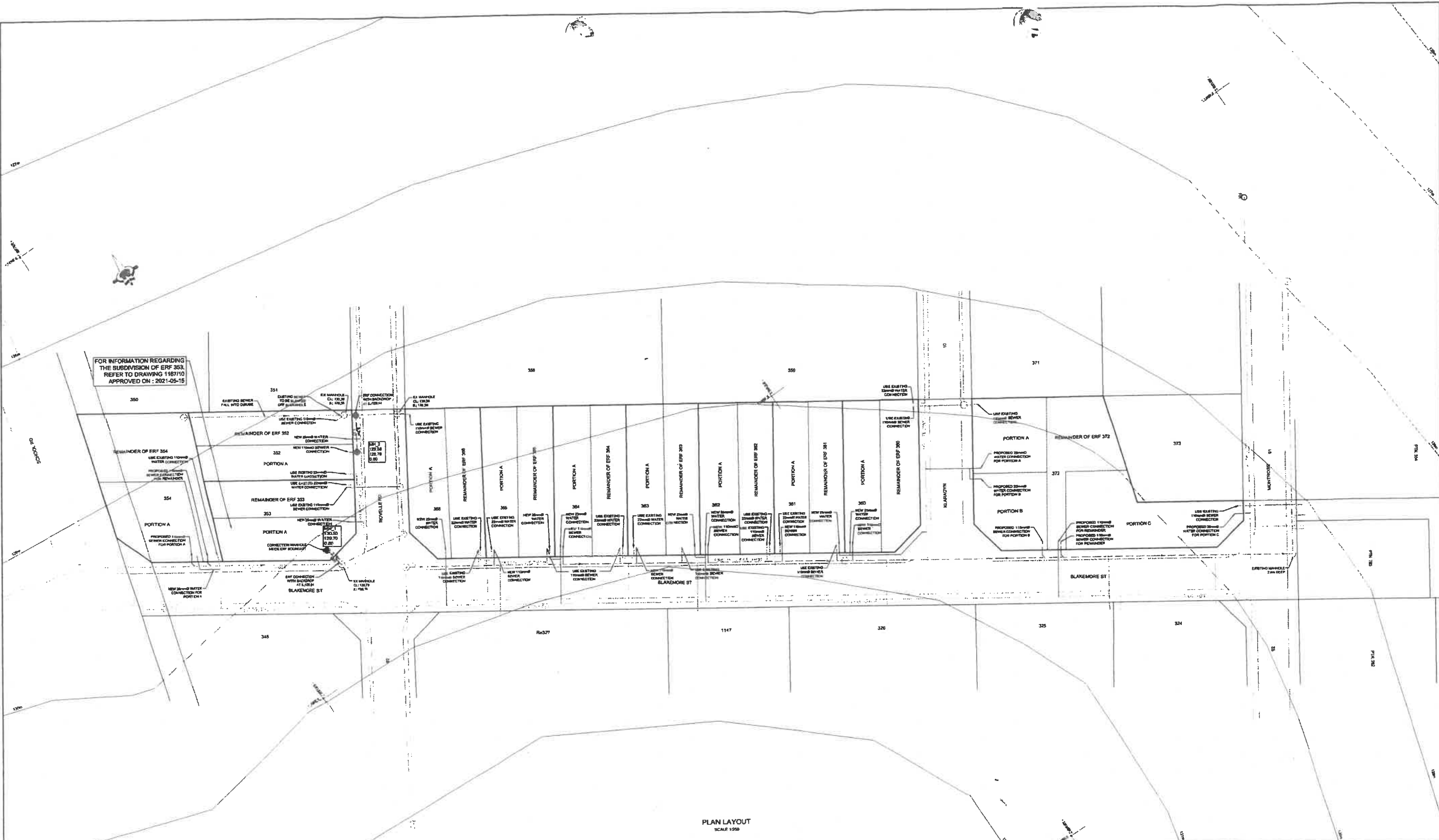


SIGNATURE

DATE 21/1/21

- NOTES:**
- GENERAL:**
- SETTING OUT OF THE WORKS SHALL BE FROM DIMENSIONS AS SHOWN AND FROM COORDINATES ISSUED DURING CONSTRUCTION.
  - ALL COORDINATES BASED ON WGS84.
  - ALL LEVELS BASED ON MSL.
  - BENCHMARKS TO BE INDICATED BY ENGINEER AT THE START OF CONSTRUCTION.
- SEWER:**
- ALL SEWER PIPES TO BE 110mm PVC CLASS 34 TO SABS 791. ALL SEWER ENF CONNECTIONS TO BE 110mm Ø UNLESS SHOWN OTHERWISE.
  - ALL SEWER ENF CONNECTIONS TO BE LAID 1.5m FROM ERF BOUNDARIES AND TERMINATE 1.0m INSIDE ERF.
- WATER:**
- ALL WATER ENF CONNECTIONS TO BE 25mm PE 100, PN 16 HIGH DENSITY POLYETHYLENE (HDPE) PIPES.
  - ENF CONNECTIONS TO BE AS SHOWN FROM ENF BOUNDARIES AND TERMINATE 1.0m INSIDE ERF.

FOR INFORMATION REGARDING THE SUBDIVISION OF ERF 353, REFER TO DRAWING 1167/10 APPROVED ON : 2021-05-18



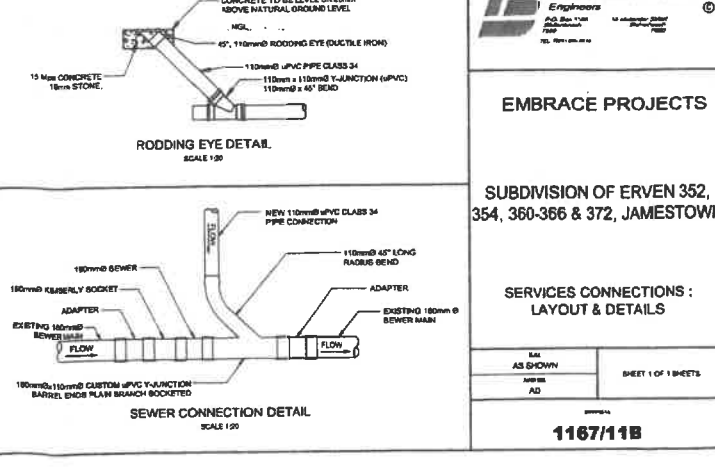
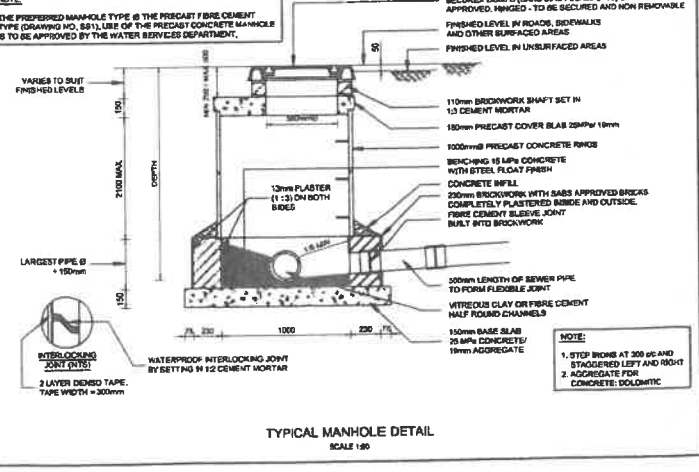
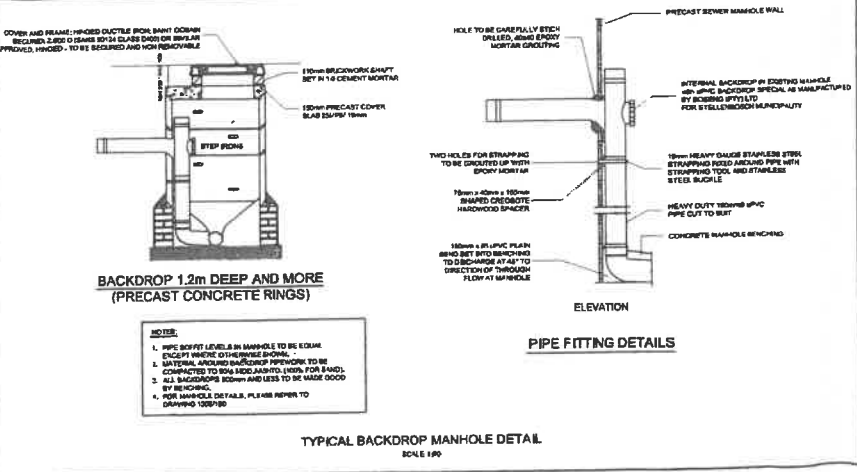
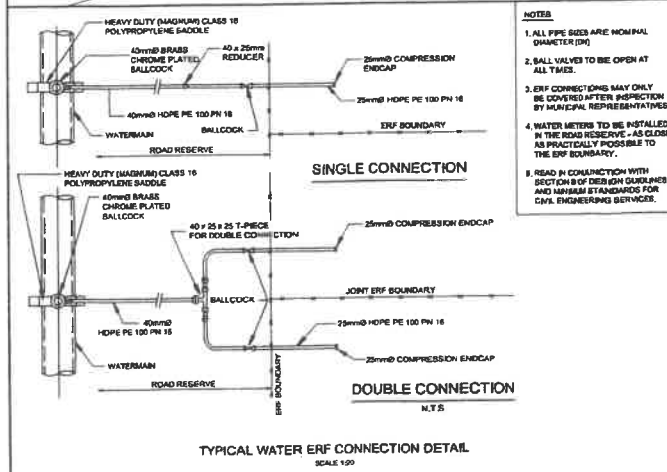
PLAN LAYOUT SCALE 1:250

**LEGEND**

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

**AMENDMENTS**

NO.	DATE	DESCRIPTION
1	2021-07-07	ISSUED FOR PERMIT



**EMBRACE PROJECTS**

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

SERVICES CONNECTIONS : LAYOUT & DETAILS

DATE AS SHOWN  
DATE AD

SHEET 1 OF 1 SHEETS

**1167/11B**