



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11957

Our File Reference Number: Erf 364, Jamestown

Your Reference Number: None

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 A SUBDIVISION: ERF 364, BLAKEMORE STREET, 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 364, Jamestown, namely:
    - 2.1.1 **Subdivision** in terms of the said By-law, into:
      - i. Portion A of Erf 364 (190 m<sup>2</sup> in extent)
      - ii. Rem of Erf 364 (190 m<sup>2</sup> in extent) and

**BE APPROVED** in terms of Section 60 of the said bylaw.

**3. Conditions of approval:**

- 3.1 The approval applies only to the proposed subdivision under consideration as indicated on Subdivisional Plan Number (E 364 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.

3.2 The development must be undertaken in accordance with the Subdivisional Plan as referenced (E 364 JT Rev 1), drawn by AHG Town and Regional Planners, dated 2020-05-27 and Street numbering plan, attached as **Annexure C**.

3.3 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.

3.4 The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.

3.5 The development be undertaken generally in accordance with the proposed architecture design layout attached as **Annexure C** to this report in support of a harmonious streetscape design that complement the existing character of the street.

3.6 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.

3.7 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.

3.8 The conditions imposed by the Director: Engineering Services as contained in their memo dated 02 February 2022, attached as **Annexure G**, be complied with.

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

4.1 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.

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

5. **Matters to be noted:**

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

5.2 All electrical requirements be directed to Eskom.

5.3 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.

5.4 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.

6. 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.

7. 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.
8. 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)
9. 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.
10. 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>).

11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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.

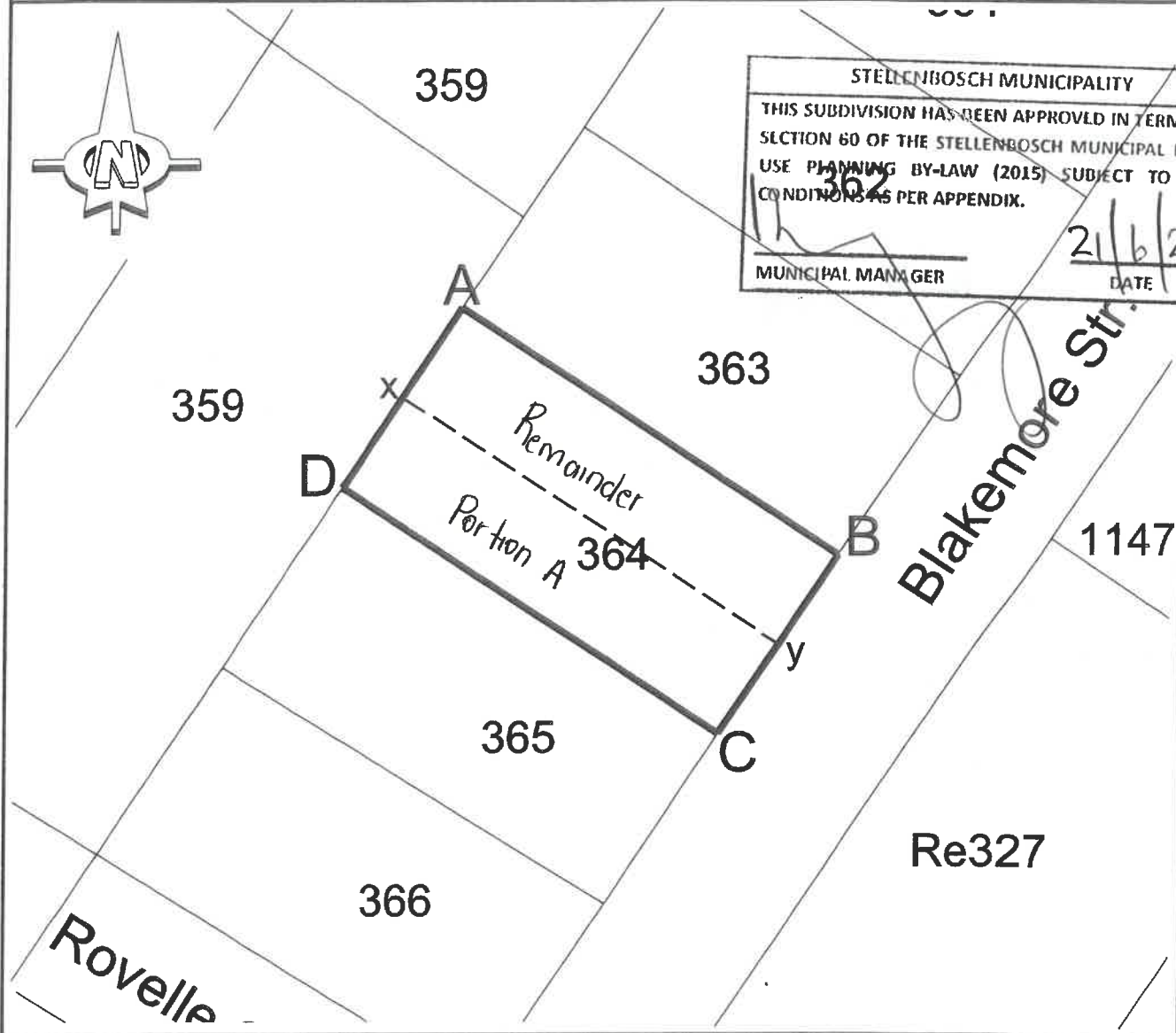
Yours faithfully

  
\_\_\_\_\_  
**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 364 Jamestown, measuring 380 m<sup>2</sup>
2. Proposed subdivision:  
AByxA measuring 190 m<sup>2</sup>  
xyCDx measuring 190 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.

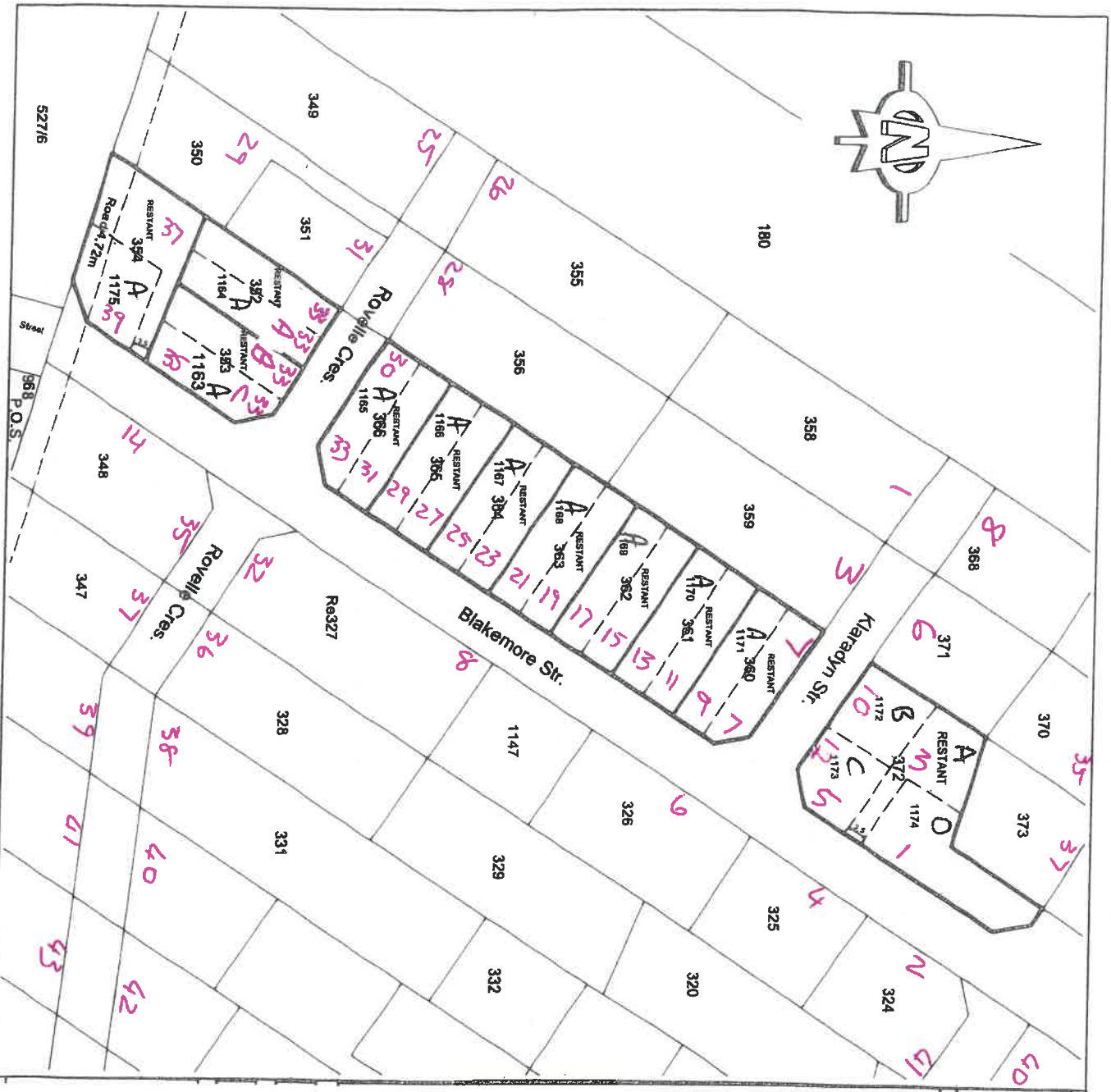
Scale: 1 : 400

Project:  
**PROPOSED SUBDIVISION**  
Erf 364 Jamestown

Date: 2020-05-27      Ref: E 364 JT Rev 1

**ahG** Town Planning  
Town and Regional Planners  
[Redacted Signature]

STREET NUMBERING PLAN



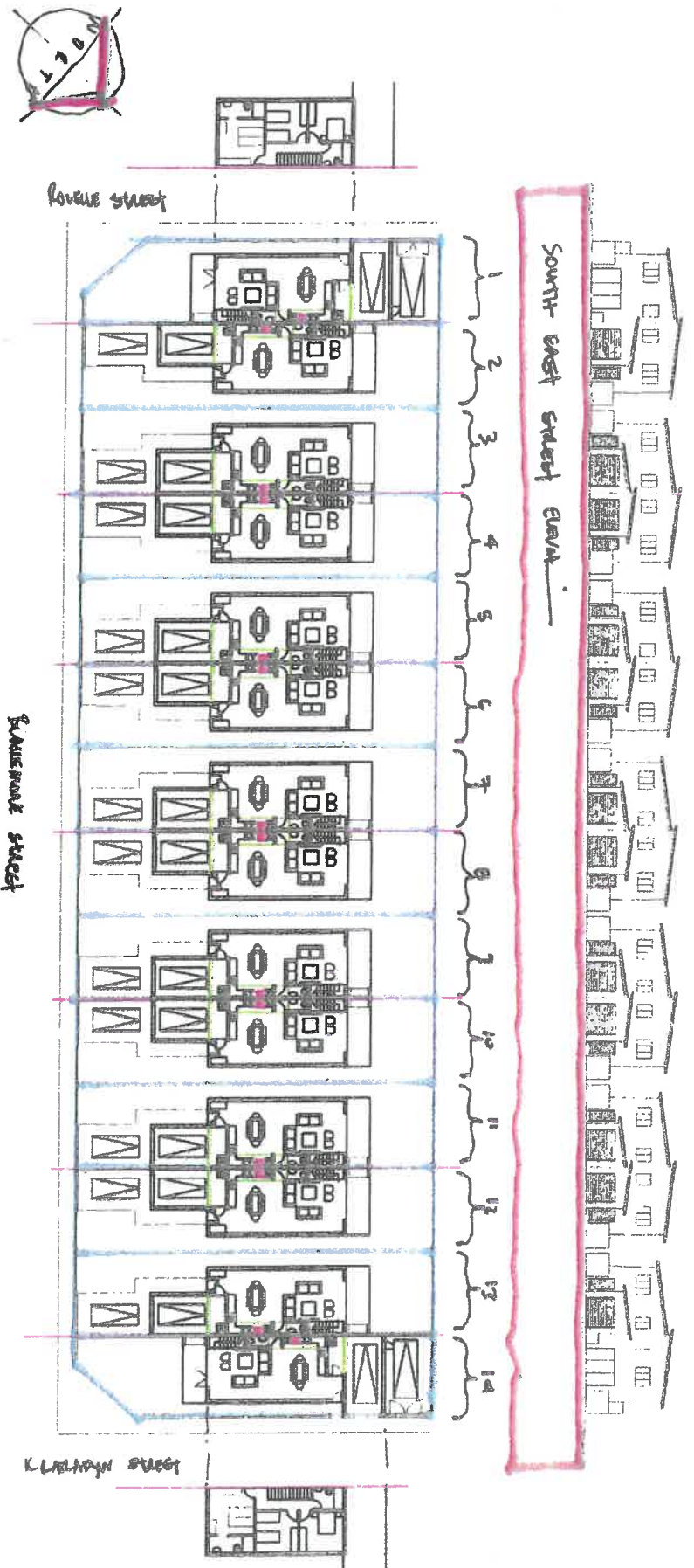
STELLENBOSCH MUNICIPALITY  
 THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF  
 SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND  
 USE PLANNING BY-LAW (2015) SUBJECT TO THE  
 CONDITIONS AS PLR APPENDIX.  
 \_\_\_\_\_  
 MUNICIPAL MANAGER  
 21/6/2022  
 \_\_\_\_\_  
 DATE



# AVANTGARDE ARCHITECTURE

Member of eMBRACE GROUP

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



Site Plan 1:500

Proposed unit layout

Active in the Invention of Design

Min. (existing) car spaces = 3 @ 5.4m  
Min. (proposed) car spaces = 1 @ 5.4m

JAMES STANLEY

**ANNEXURE G:** 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:** Nicole Katts  
**From - Van:** Colin Taylor (Development)  
**Date - Datum:** 2/2/2022  
**Our Ref - Ons Verw:** Civil Lu 2100  
**Your Ref:** LU 11957  
**Re - Insake:** Erf 364, Jamestown: Application Subdivision

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The application is for the following item:

- i. The subdivision of erf 364 into two portions namely Portion 1 ( $\pm 190\text{m}^2$ ) and Remainder ( $\pm 190\text{m}^2$ )

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.
- 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\2100 (CT) Erf 364 Jamestown (LU-11957)\Application\2100 (CT) Erf 364, Subdivision\_1.doc

# Stellenbosch Municipality - Development Charge Calculation



## APPLICATION INFORMATION

Application Number	
Date	Wednesday, 02/Feb/2022
Financial Year	2021/22
Erf Location	Stellenbosch Town
Erf No	364
Erf Size (m <sup>2</sup> )	380
Suburb	Jamietown
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	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 13 571,50	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 13 571,50	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:	Colin Taylor
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

Land Use Category	Infrastructure Type applicable? (yes/no)	Existing Usage		Proposed New Usage		Increased Usage		Water	Sewer	Storm-water	Solid Waste	Roads	Community Facilities	Totals			
		du	m <sup>2</sup> GLA	du/ha	% GLA	du	m <sup>2</sup> GLA								du/ha	% GLA	du
Residential	Single Residential >1000m <sup>2</sup>	du		0		0		R									
	Single Residential >500m <sup>2</sup>	du		0		0		R									
	Single Residential >250m <sup>2</sup>	du	380	1	26			R	-15 620,05	R	-2 124,98	R	-26 162,95	R -13 418,16			
	Single Residential <250m <sup>2</sup>	du				2	10%	R	26 033,41	R	4 249,97	R	52 375,91	R 26 836,33			
	Less Formal Residential >250m <sup>2</sup>	du			0		0		R								
	Less Formal Residential <250m <sup>2</sup>	du			0		0		R								
	Group Residential >250m <sup>2</sup>	du			0		0		R								
	Group Residential <250m <sup>2</sup>	du			0		0		R								
	Medium Density Residential >250m <sup>2</sup>	du			0		0		R								
	Medium Density Residential <250m <sup>2</sup>	du			0		0		R								
High Density Residential - flats	du			0		0		R									
High Density Residential - student rooms	du			0		0		R									
Commercial	Local Business - office	m <sup>2</sup> GLA		0%		0%		R									
	Local Business - retail	m <sup>2</sup> GLA		0%		0%		R									
	General Business - office	m <sup>2</sup> GLA		0%		0%		R									
	General Business - retail	m <sup>2</sup> GLA		0%		0%		R									
	Community	m <sup>2</sup> GLA		0%		0%		R									
	Education	m <sup>2</sup> GLA		0%		0%		R									
	Light Industrial	m <sup>2</sup> GLA		0%		0%		R									
	General Industrial - light	m <sup>2</sup> GLA		0%		0%		R									
	Warehousing	m <sup>2</sup> GLA		0%		0%		R									
	General Industrial - heavy	m <sup>2</sup> GLA		0%		0%		R									
Other	Noxious Industrial - heavy	m <sup>2</sup> GLA		0%		0%		R									
	Resort	m <sup>2</sup> GLA		0%		0%		R									
	Public Open Space	m <sup>2</sup>						R									
	Private Open Space	m <sup>2</sup>						R									
	Natural Environment	m <sup>2</sup>						R									
	Utility Services	m <sup>2</sup> GLA		0%				R									
	Public Roads and Parking	m <sup>2</sup>						R									
	Transport Facility	m <sup>2</sup>						R									
	Limited Use	m <sup>2</sup>						R									
	Special	To be calculated based on applicant demands															
			380														
														190			

du	m <sup>2</sup> GLA	du/ha	% GLA	du	m <sup>2</sup> GLA	du/ha	% GLA	R	R	R	R	R	R	R
R13 571,90	0,00%	R10 413,37	0,00%	R1 328,80	0,00%	R2 124,98	0,00%	R26 162,95	0,00%	13 418,16	0,00%	R67 020,16		
R 0,00		R 0,00		R 0,00		R 0,00		R 0,00		R 0,00		R 0,00		
R13 571,90		R10 413,37		R1 328,80		R2 124,98		R26 162,95		13 418,16		R67 020,16		
R2 035,78		R1 567,00		R1 999,32		R318,75		R3 924,44		2 012,72		R10 053,02		
R15 607,68		R11 975,37		R1 528,11		R2 443,73		R30 087,40		15 430,89		R77 073,18		

\* Complete yellow/green cells.  
 du = dwelling unit, GLA=Gross leasable area.  
 Total Development Charges before Deductions  
 % Deductions per service (%)  
 % Deductions per service (amount)  
 Additional Deduction per service - from Service Agreement (sum)  
 S/G Total after Deductions (excluding VAT)  
 VAT  
 Total

Jamestown 364

**GENERAL COMMENT:**

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom

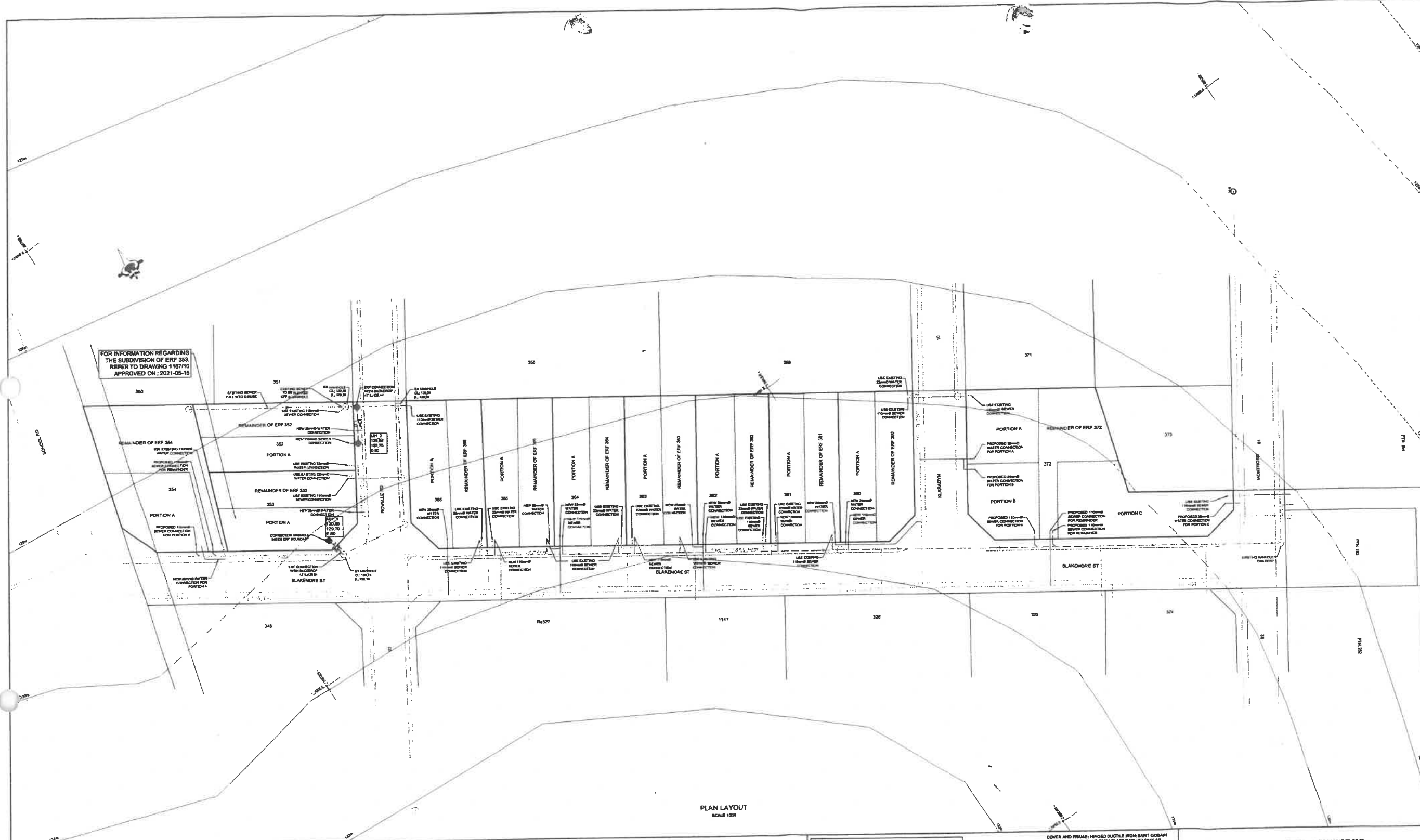
**CONDITIONS**

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 IGL.
  - BENCH-MARKS TO BE INDICATED BY ENGINEER AT THE START OF CONSTRUCTION.
- SEWER:**
- ALL SEWER PIPES TO BE UPVC CLASS 34 TO SAND 751. ALL SEWER ERP CONNECTIONS TO BE 110mm Ø UNLESS SHOWN OTHERWISE.
  - ALL SEWER ERP CONNECTIONS TO BE LAID 1.0m FROM ERP BOUNDARIES AND TERMINATE 1.5m INSIDE ERP.
- WATER:**
- ALL WATER ERP CONNECTIONS TO BE 25mm Ø PE 100, PN 18 HIGH DENSITY POLY ETHYLENE (HDPE) PIPES.
  - ERP CONNECTIONS TO BE AS SHOWN FROM ERP BOUNDARIES AND TERMINATE 1.5m INSIDE ERP.

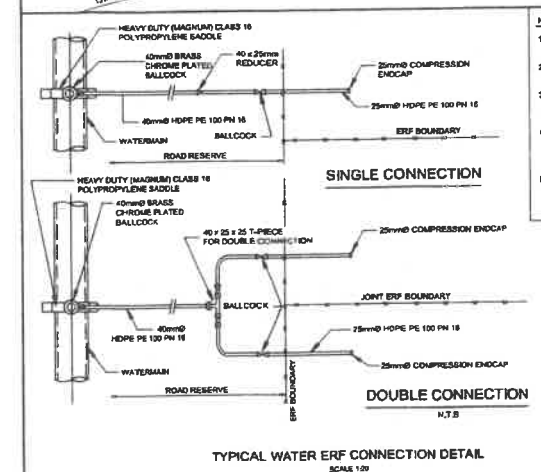
**LEGEND**

(Symbol)	EXISTING SERVICES
(Symbol)	EXISTING SEWER WITH MANHOLE
(Symbol)	EXISTING WATER
(Symbol)	PROPOSED SERVICES
(Symbol)	SEWER PIPE
(Symbol)	SEWER MANHOLE
(Symbol)	SEWER HOUSE CONNECTION
(Symbol)	SEWER RODDING EYE
(Symbol)	WATER HOUSE CONNECTION

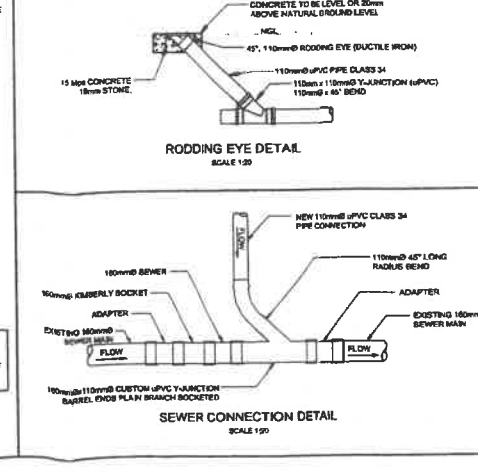
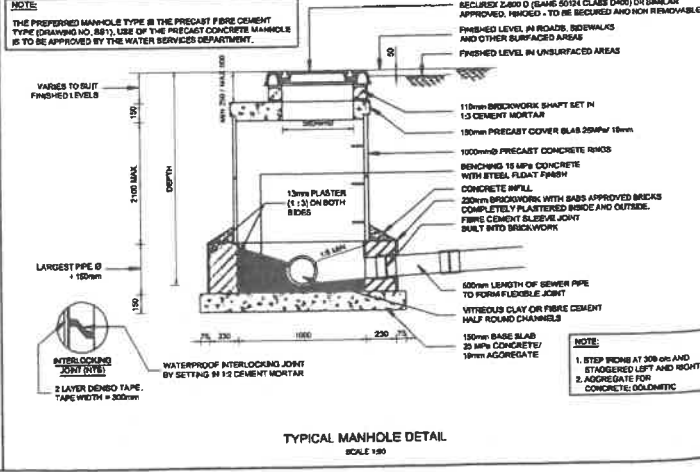
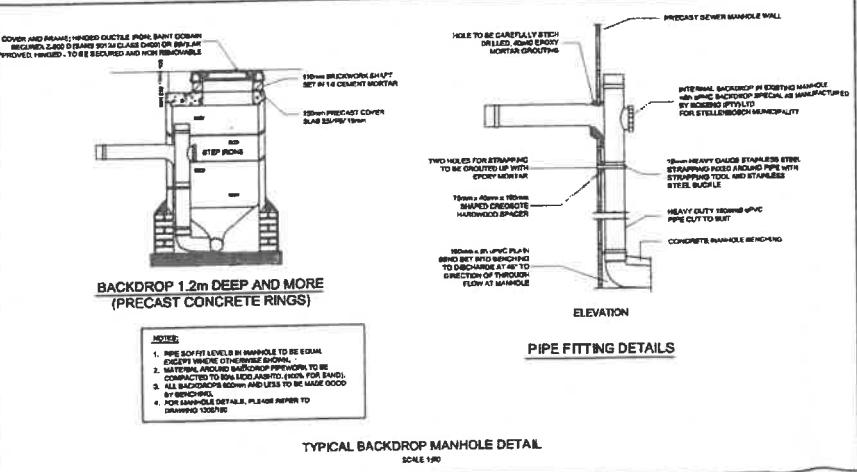
**AMENDMENTS**

NO.	DATE	BY	DESCRIPTION
1	2021-07-07	...	...

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



- NOTES:**
- ALL PIPE SIZES ARE NOMINAL DIAMETER (DN).
  - ALL VALVES TO BE OPEN AT ALL TIMES.
  - ERP CONNECTIONS MAY ONLY BE COVERED AFTER INSPECTION BY MUNICIPAL REPRESENTATIVES.
  - WATER METERS TO BE INSTALLED AT THE ROAD RESERVE - AS CLOSE AS PRACTICALLY POSSIBLE TO THE ERP BOUNDARY.
  - READ IN CONJUNCTION WITH SECTION OF DESIGN SPECIFICATIONS AND MANHOLE STANDARDS FOR CIVIL ENGINEERING SERVICES.



**BART/SENEKAL INC.**

**EMBRACE PROJECTS**

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

**SERVICES CONNECTIONS : LAYOUT & DETAILS**

Sheet No. AD SHEET 1 OF 1 SHEETS

**116711B**