



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13603

Our File Reference Number: Erf 354, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR SUBDIVISION ON ERF 354 JAMESTOWN

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. 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 354, Jamestown, namely:

3.1 **Subdivision** in terms of the said By-law, into two portions as follows;

- i. Portion A (308 m² in extent) and
- ii. Portion B of Erf 354 (215 m² in extent)

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

3.2 Conditions of Approval:

- a. The approval applies only to the proposed subdivision under consideration as indicated on Subdivisional Plan Number (E 354 JT Rev 2), drawn by AHG Town and Regional Planners, dated 12 June 2023 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 354 JT Rev 2), drawn by AHG Town and Regional Planners, dated 12 June 2023 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. 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.
- f. 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 as per memo dated 17/02/2022 attached as **Annexure G**.
- g. Each Erf must have its own water and sewer connection, generally in accordance with the conceptual layout 1167/11B by Bart Senekal. This will be for the developers cost. Detail engineering drawings must be submitted for formal approval prior to construction.
- h. The 4.72m servitude road as indicated on the Subdivisional Plan Number (E 354 JT Rev 2), drawn by AHG Town and Regional Planners, dated 12 June 2023 must be adhered to and no development may be over the servitude road.

3.3 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.

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:

6.1. 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

6.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

6.3 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.

6.4 Whether the appeal is lodged against the whole decision or a part of the decision.

6.5 If the appeal is lodged against a part of the decision, a description of the part.

6.6 If the appeal is lodged against a condition of approval, a description of the condition.

6.7 The factual or legal findings that the appellant relies on.

6.8 The relief sought by the appellant.

6.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

6.10 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.

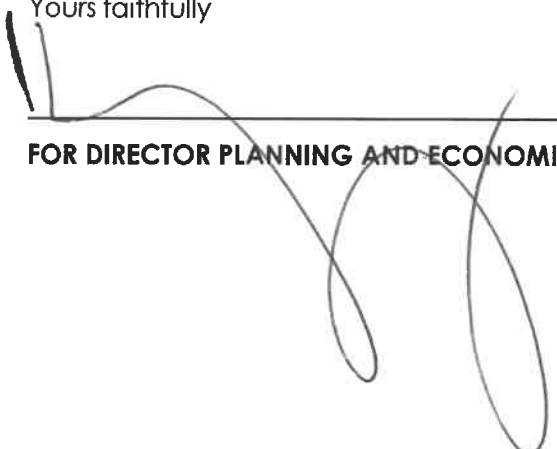
- 7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za.
- 8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved 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 and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za.
- 10. An applicant who lodges 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 in the case of any approval, 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

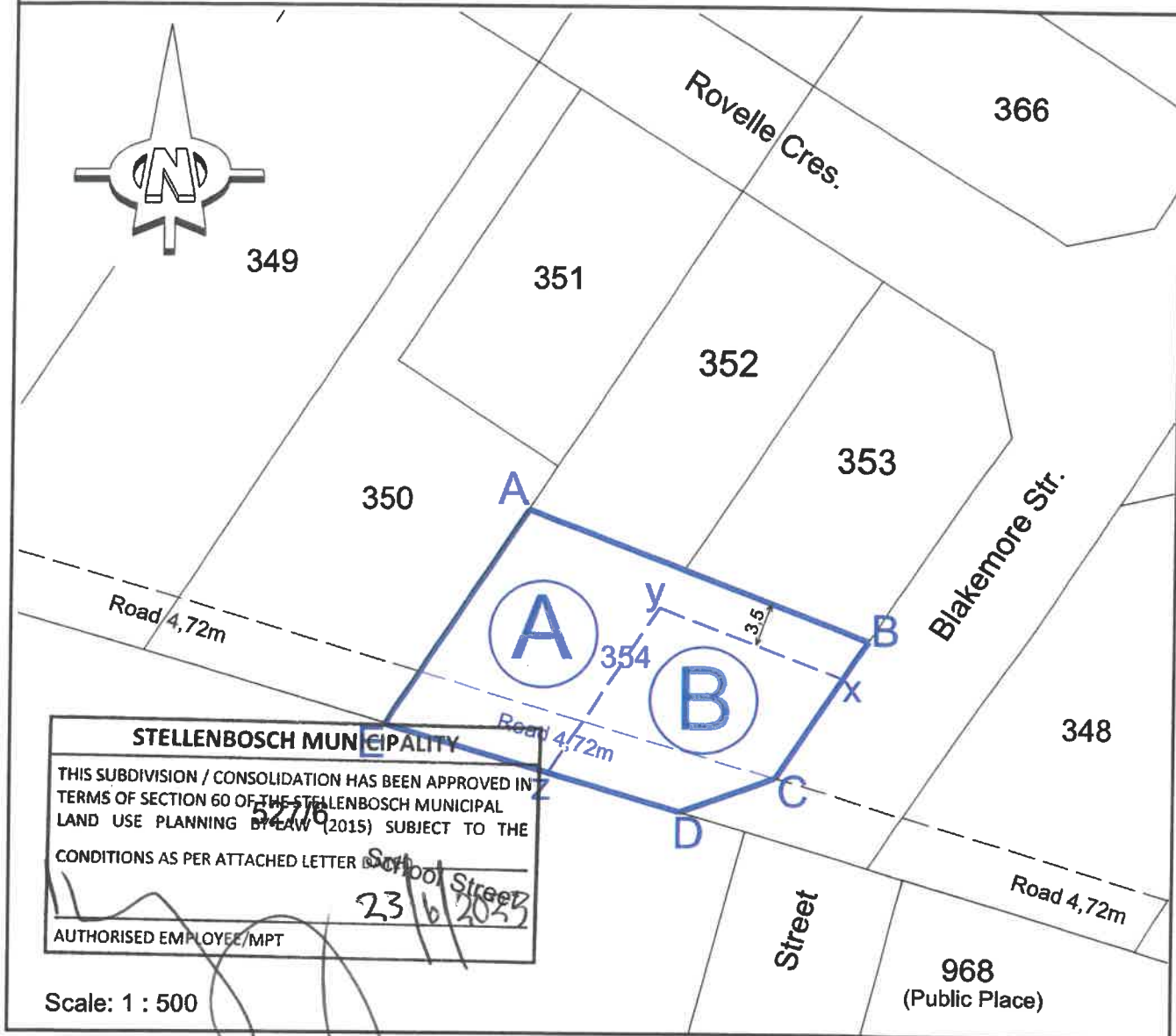


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

23/6/2023
DATE:

ANNEXURE C: PROPOSED SUBDIVISIONAL PLAN + STREET NUMBERING PLAN

SUBDIVISION



Notes:

1. The figure ABCDEA represents Erf 354, Jamestown, measuring 523 m² in extent
2. Proposed subdivision:
 - 2.1 The figure ABxyzEA represent the proposed Remainder measuring 308 m² in extent.
 - 2.2 The figure yxCDzy represent the proposed Subdivision measuring 215 m² in extent.
3. All sizes and dimensions are approximate and subject to final survey
4. The property falls under the jurisdiction of the Stellenbosch Local Municipality

Project:

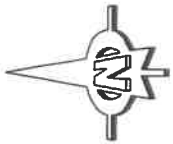
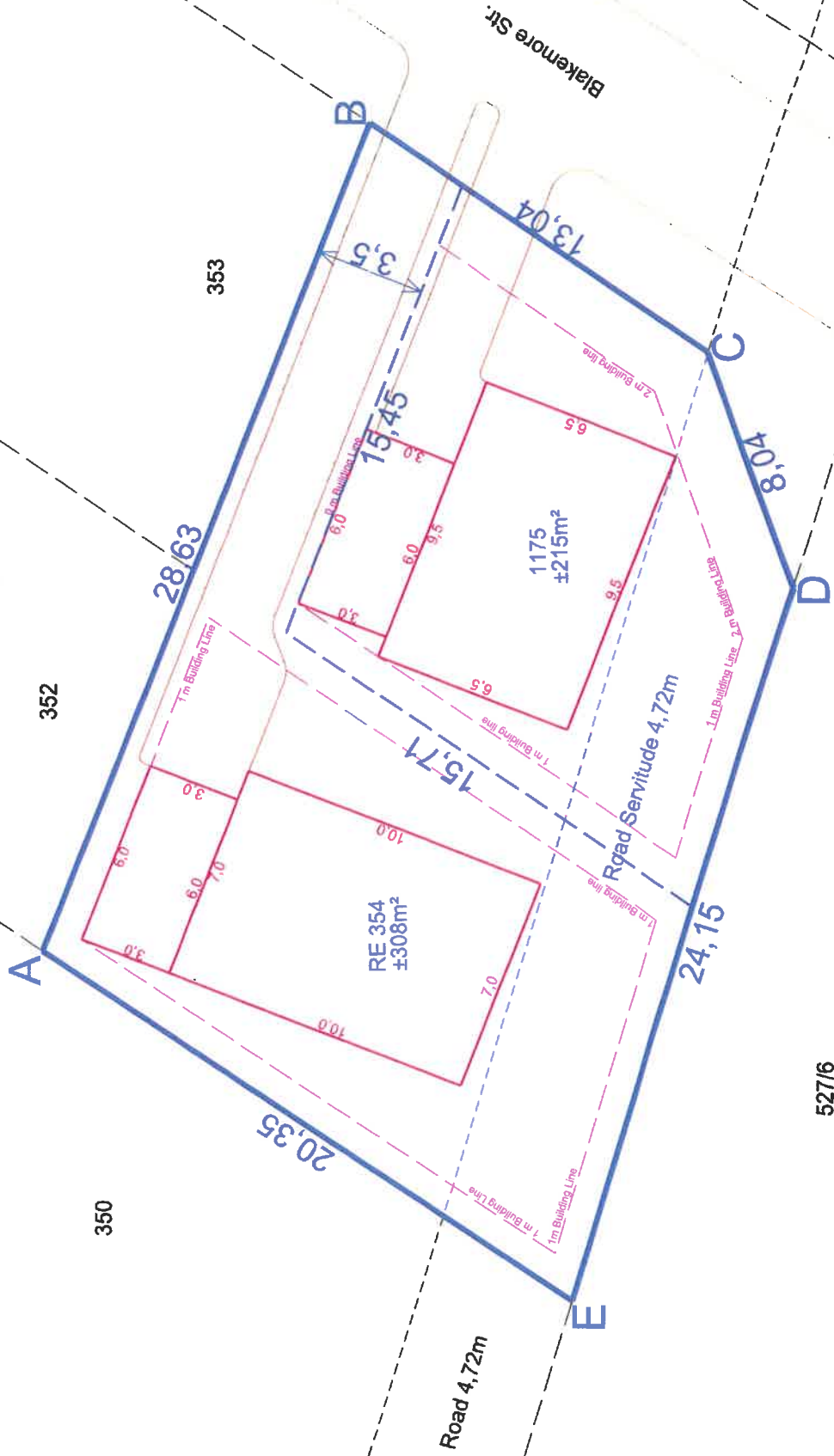
PROPOSED SUBDIVISION
Erf 354 Jametown

Date: 12 Jun 2023

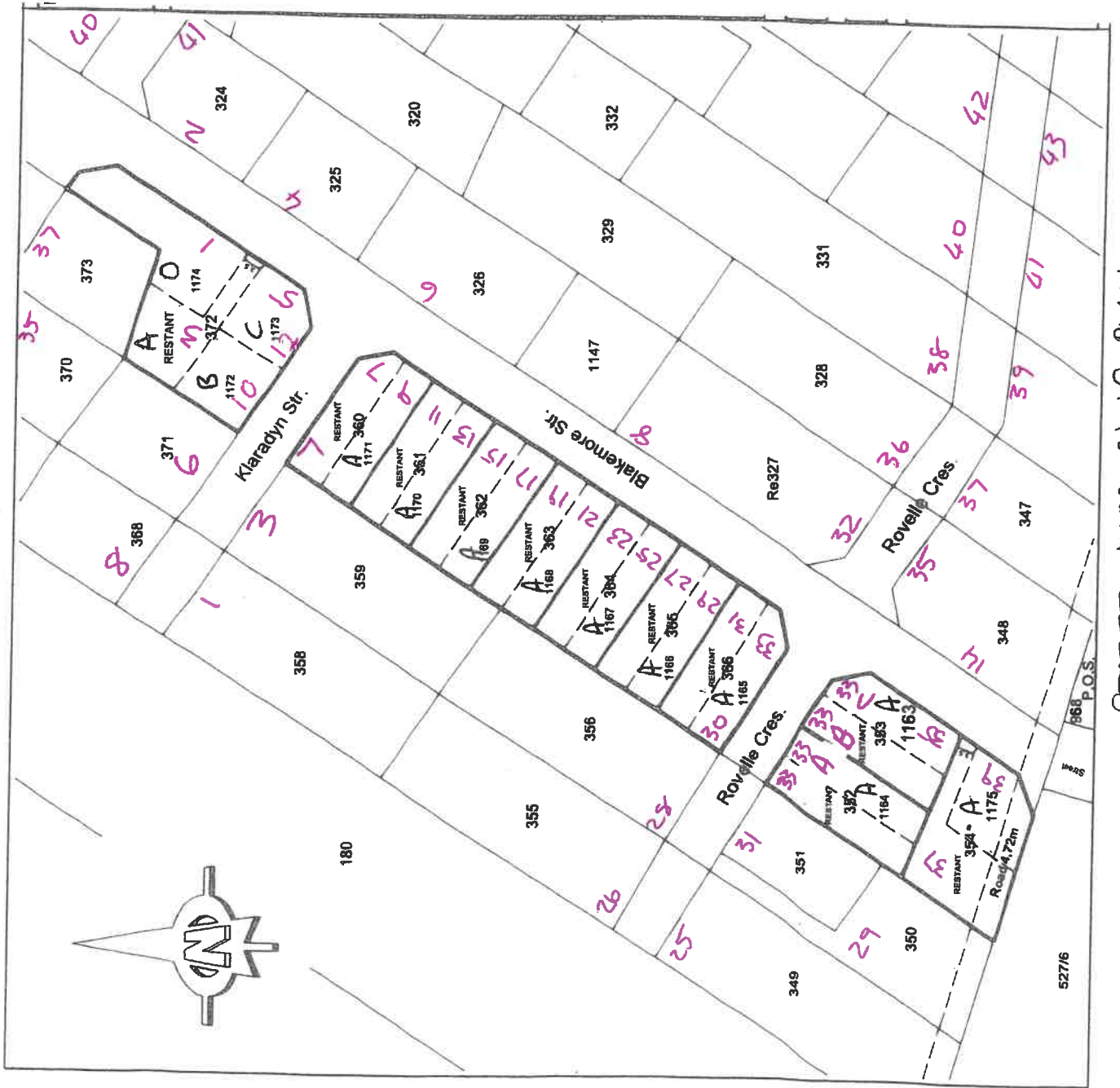
Ref: E354JT Rev2

TEL: 021 640 5220
FAX: 096 544 9999

FAX: 00654 0000



Scale: 1 : 200 (A4)



STREET NUMBERING PLAN

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:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	17 Feb 2022
Our Ref ▫ Ons Verw:	Civil LU 2266
Your Ref:	LU/13603
Re ▫ Insake:	Erf 354, Jamestown: Subdivision – 2 erven

The application is recommended for approval, subject to the following:

1. Civil Engineering Services

- 1.1 Each erf must have its own water and sewer connection, generally in accordance with the conceptual layout 1167/11B by Bart Senekal. This will be for the developers cost. Detail engineering drawings must be submitted for formal approval prior to construction.

2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 2.2 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.
- 2.3 The appropriate DC's are payable before a Section 28 Clearance certificate can be issued.
- 2.4 The appropriate DC's are payable before building plan approval (consent use/sectional title).

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage	Proposed New Usage		Improved Usage	Widener	Sewer	Storm-water	Development Charge, Revised (VAT)		Community Facilities	Total
			du	du/ha					Solid-Waste	Roads		
Infrastructure Type applicable? (yes/no)												
	du	du	du	du/ha	du	du	du	du	du	du	du	du
	m2 GLA	m2 GLA	m2 GLA	% GLA	m2 GLA	m2 GLA	m2 GLA	m2 GLA	m2 GLA	m2 GLA	m2 GLA	m2 GLA
	m2	m2	m2	% GLA	m2	m2	m2	m2	m2	m2	m2	m2
Residential	Single Residential >100m2	du	0	0	0	0	0	0	0	0	0	0
	Single Residential >500m2	du	0	0	0	0	0	0	0	0	0	0
	Single Residential >250m2	du	0	0	0	0	0	0	0	0	0	0
	Single Residential <250m2	du	0	0	0	0	0	0	0	0	0	0
	Less Formal Residential >250m2	du	0	0	0	0	0	0	0	0	0	0
	Less Formal Residential <250m2	du	0	0	0	0	0	0	0	0	0	0
	Group Residential >250m2	du	0	0	0	0	0	0	0	0	0	0
	Group Residential <250m2	du	0	0	0	0	0	0	0	0	0	0
	Medium Density Residential >250m2	du	0	0	0	0	0	0	0	0	0	0
	Medium Density Residential <250m2	du	0	0	0	0	0	0	0	0	0	0
	High Density Residential - flats	du	0	0	0	0	0	0	0	0	0	0
	High Density Residential - student rooms	du	0	0	0	0	0	0	0	0	0	0
Commercial	Local Business - offices	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Local Business - retail	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	General Business - office	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	General Business - retail	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Community	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Education	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Industrial	Light Industrial	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	General Industrial - light	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Warehousing	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	General Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Noxious Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Other	Resort	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Public Open Space	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Private Open Space	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Natural Environment	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Utility Services	m2 GLA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Public Roads and Parking	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Transport Facility	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Limited Use	m2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Special	To be calculated based on equivalent demands											
<div> <div>du = dwelling unit, GLA=Gross lettable area.</div> <div>% Deductions per service (RS)</div> <div>% Deductions per service (amount)</div> <div>Additional Deduction per service - from Service Agreement (sum)</div> <div>Subs Total after Deductions (excluding VAT)</div> <div>VAT</div> <div>Total</div> </div>												

^a Complete yellow/green cells.

¹⁰⁰ du = dwelling unit, GLA=Gross letable area.

Total Development Charges before Deductions

% Deductions per service (%)

Additional Deduction per service - front

Sub Total after Deductions (excluding

Category	Value
WAT	1.00
Total	1.00

1000

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	DC 2266 Erf 354 Jamestown (LU-13603)
Date	Thursday, 17/Feb/2022
Financial Year	2021/22
Erf Location	Stellenbosch Town
Erf No	
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Subdiv Plan dated 26 Oct 2021 by AHG E354JT Rev 1

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	0.500	0.450	0.013	0.040	4.00	4.0	
Total Development Charges before Deductions	R 13 571.90	R 11 715.04	R 1 328.80	R 2 124.98	R 26 162.95	R 13 418.16	R 68 321.83
Total Deductions							
Total Payable (excluding VAT)	R 13 571.90	R 11 715.04	R 1 328.80	R 2 124.98	R 26 162.95	R 13 418.16	R 68 321.83
VAT	R 2 035.78	R 1 787.26	R 198.32	R 318.75	R 3 924.44	R 2 012.72	R 10 248.27
Total Payable (including VAT)	R 15 607.68	R 13 472.29	R 1 528.11	R 2 443.73	R 30 087.40	R 15 430.89	R 78 570.11

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

3. Electrical Engineering

3.1 Refer to Annexure: Electrical



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

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JT 354

GENERAL COMMENT:

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

CONDITIONS

3. No conditions.

Bradley Williams

Date.....23/03/2022.....



Signature

Copy of the letter to be sent to:

Surveyors General: sqdatawc@drdlr.gov.za / sqlodgementwc@drdlr.gov.za

Finance department: Alicia.Luiters@stellenbosch.gov.za

Engineer's Department: Development.Admin@stellenbosch.gov.za

GIS Professional Officer: Mduduzi.Nhleko@stellenbosch.gov.za