



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13939

Our File Reference Number: Farm 510/844, Jamestown, Stellenbosch

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 COMPLIANCE WITH CONDITIONS OF APPROVAL: UNREGISTERED FARM NO. 510/844, STELLENBOSCH DIVISION (JAMESTOWN)

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That, in compliance with conditions 3.1 and 3.2 as stipulated in the letter of approval dated 01 December 2021 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 Unregistered Farm No. 510/844, Stellenbosch Division, namely:
 - 2.1.1 The **Subdivision** in terms of Section 15(2)(d) of the said Bylaw in accordance with subdivision plan "Proposed Subdivision Plan Nr 4" – 3686 P, dated 17 October 2022, and drawn by TV3 Architects and Town Planners to allow for the following:
 - a) 22 x **Multi-Unit Residential Zone erven** (portions 1-22), and $\pm 3\,231\text{m}^2$ in extent, for group housing purposes;
 - b) 1 x **Multi-Unit Residential Zone erf** (portion 23), and $\pm 2\,886\text{m}^2$ in extent, for 16 group housing dwelling units.
 - c) 2 x **Private Open Space Zone erven** (portion 24 & 25), and $\pm 1\,677\text{m}^2$ in extent, for private open space and road purposes.

- d) 1 x **Utility Zone erf** (portion 26), and $\pm 32\text{m}^2$ in extent, for electrical substation.
- e) **maximum density** of 50 dwelling units per hectare.
- f) all relevant servitudes.

BE APPROVED in terms of Section 60 of the said Bylaw.

3. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

3.1 The development be undertaken in accordance with the below mentioned plans and drawn by TV3 Architects and Town Planners, attached as **ANNEXURE B**

3.1.1 **Subdivisional Plan** 3686-P (4), dated 17 October 2022

3.1.2 **Site Development Plan Nr.** 3637/A/100 E, dated 17 October 2022

3.1.3 **Landscaping (green areas) Plan** Nr. 3637 – 103

3.1.4 **Floor Plans and Elevations Plan** Nr's 3637-A-201-unit 1 & 2 rev D; 3637-A-301-unit 1 & 2, rev B; 3637-A-201-unit 3 rev A; 3637-A-301-unit 3 rev A; 3637-A-301-unit 4 rev B; 3637-A-201-unit 4, rev B; dated 23 and 24 February 2022.

3.1.5 **Typical Boundary wall** elevation Plan Nr 3637 401 & 402 rev A, dated 25 February 2022.

3.2 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:

- 3.2.1 Newly allocated erf numbers
- 3.2.2 Co-ordinates
- 3.2.3 Survey dimensions
- 3.2.4 Street names and numbering

3.3 An Owners' Association Constitution be submitted for approval by the Director: Planning and Economic Development. The home owner's association should be established in terms of Section 29(1) of the said bylaw and the constitution must consider the requirements as stipulated in terms of Section 29(3) of the said bylaw.

3.4 All common property, inclusive of private road/s and open space/s and land required for services by the owner's association, be transferred at his cost by the applicant to the owners' association, prior to or simultaneously with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.

- 3.5 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.
- 3.6 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the conditions as imposed by the Directorate Infrastructure Services in their letter with reference Civil LU 2344 and dated **3 November 2022** and attached as **ANNEXURE "D"**.
- 3.7 The servitudes rights be registered in the title deeds of the applicable properties on registration.
- 3.8 The boundary walls must at all times comply with section 86 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019.
- 3.9 The conditions imposed by council in its approval letter dated 01 December 2021, are still applicable (see **ANNEXURE D**);

4. Reasons for the approval are as follows:

- a) The MPT has already approved the rezoning of the subject property for urban development purposes and the proposed subdivision plan and site development plan is in line with the approval granted on 01 December 2021, for the rezoning of the subject property.
- b) The proposal will not result in any additional rights being granted and it will not lead to an increase in the permissible floor factor, coverage and height of the proposed building.
- c) The property will be developed in accordance with the approved land use rights.

5. Matters on the application TO BE NOTED:

- 5.1 That the approval on the name of the development and the naming and numbering of streets as per the proposed subdivision plan, **BE DECIDED** by the delegated official.

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.

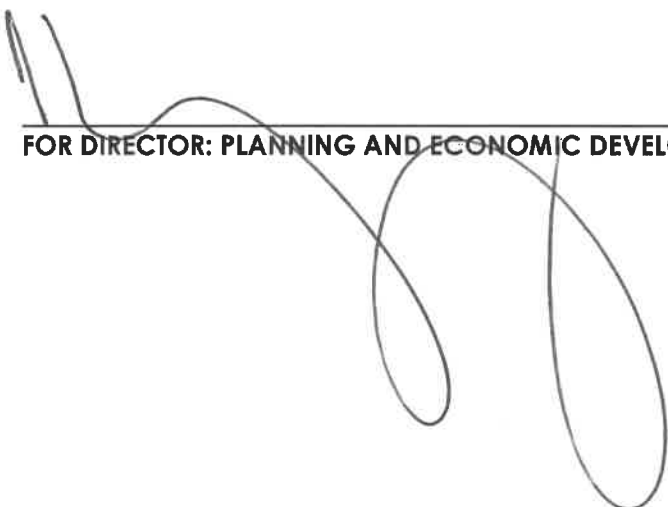
8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over the signature line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

20/6/2023
DATE:

ANNEXURE B

**COMPLIANCE WITH CONDITIONS OF APPROVAL:
UNREGISTERED FARM NO. 510/844, STELLENBOSCH
DIVISION (JAMESTOWN)**

**SUBDIVISIONAL AND SITE
DEVELOPMENT PLAN**

Erf No.	Zoning	Land Use	Area	%
1-22	Multi-Unit Residential	Group House	3231m ²	41
23	Multi-Unit Residential	Group House (16 Units)	2886m ²	37
24-25	Private Open Space	Private Open Space & Private Road	1677m ²	21
26	Utility Services	Electric Sub Station	32m ²	0
Total			7826m ²	100

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 20/10/2022

AUTHORISED EMPLOYEE (MPT) 87/510

WATER CONNECTION FOR STELLENPARK TO BE RETAINED. STATUS TO BECOME PRIVATE.

BLAAUWKLIP OFFICE PARK

WATER AND SEWERAGE SERVITUDE IN FAVOUR OF STELLENPARK

3m SERVITUDE FOR STELLENPARK WATER CONNECTION

SERVITUDE TO BE REALIGNED

STORM WATER SERVITUDE AREA

CONNECT TO EXISTING STORMWATER SYSTEM

CONNECT TO EXISTING MUNICIPAL SEWER

SERVITUDE AREA: REFUSE ROOM FOR REFUSE REMOVAL

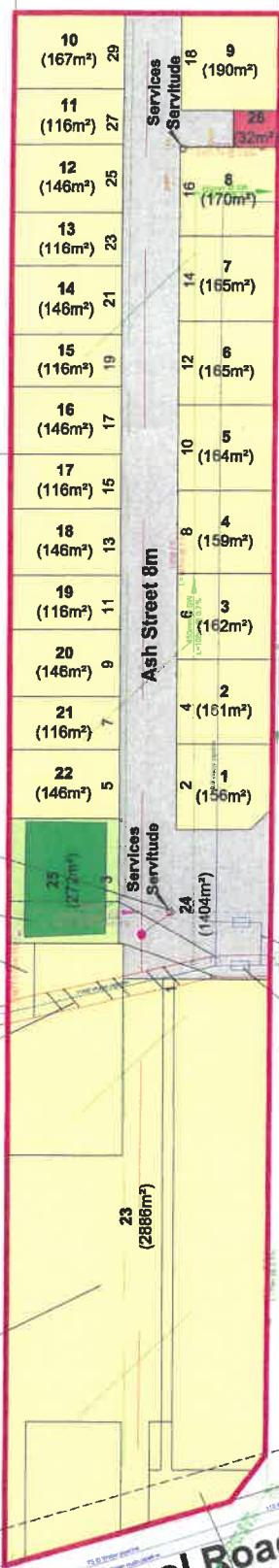
RELOCATED STELLENPARK BULK WATER METER

CONNECT TO EXISTING WATER FOR BULK SUPPLY AND BULKMETER

Fresno Street

PROPOSED RELOCATED WATERMAIN

School Road



The James II

Property Description: Portion 844 Farm 510, Stellenbosch

Drawing: **Proposed Subdivision Plan**

Date: 17/10/2022

Scale: 1:1000 (A4)

Project no.: 3686-P

Drawn: WH

Checked: CH

Plan no.: 4

Notation: Cadastral Information obtained from Surveys and Mapping (DRDLR).

All areas and dimensions are approximate and should be verified by a professional land surveyor.

This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved



SITE PLAN
DATE: 11/20/2023

REVISIONS		DATE
NO.	DESCRIPTION	DATE
A	2023-05-17	Revised Site Plan
B	2023-05-17	Revised Site Plan
C	2023-05-17	Revised Site Plan
D	2023-05-17	Revised Site Plan
E	2023-05-17	Revised Site Plan

TOTAL NUMBER OF DOUBLE STOREY UNITS - 38

DRAWING STATUS CODES:
A - Design & Building C - Construction D - Detail E - Construction F - Detail

ALL EXISTING BUILDINGS, EXCEPT FOR THE BUILDINGS AND BUILDINGS, EX-
HAUSTED IN ORDER TO - CONSTRUCTION AND TO CHECK AND PERFORM ALL WORKING
LEVELS OF THE BUILDING SITE BEFORE WORK COMMENCES - FORMED THROUGH AND
UNDER SCALE. SCALE: 1:1000. PHOTOGRAPHY: 10/20/2023. ALL INFORMATION AND
CONSTRUCTION INFORMATION TO THE ARCHITECT AND OTHER RESPONSE. CONSULTATION
DESIGN AND DETAIL OF THE DRAWING IS THE PROPERTY OF THE ARCHITECTS AND
TOWNPLANNERS, PTY LTD, AND COPYRIGHT © 2023.

PROJECT DESCRIPTION:
Plaza 510/844, Stellenbosch

DRAWING DESCRIPTION:
SITE DEVELOPMENT PLAN

PROJECT / CLIENT:
JAMESTOWN BEHUISING

ARCHITECTS AND TOWN PLANNERS

DATE: 2023-05-17
DRAWN: [Signature]
CHECKED: E. Swartburg
SCALE: 1:500
DRAWING No.: **3637 / A / 100**
PROJEC: **E**
DRAWING STATUS: **DESIGN**



SITE PLAN

Scale 1 : 1000

TOTAL GREEN AREA = 2187.77SQM

GREEN AREAS 1 : 1000

Area Schedule - Unit 1

NAME	LEVEL	AREA
------	-------	------

UNIT 1	01 Ground	48 m ²
UNIT 1	02 First	47 m ²
		96 m ²

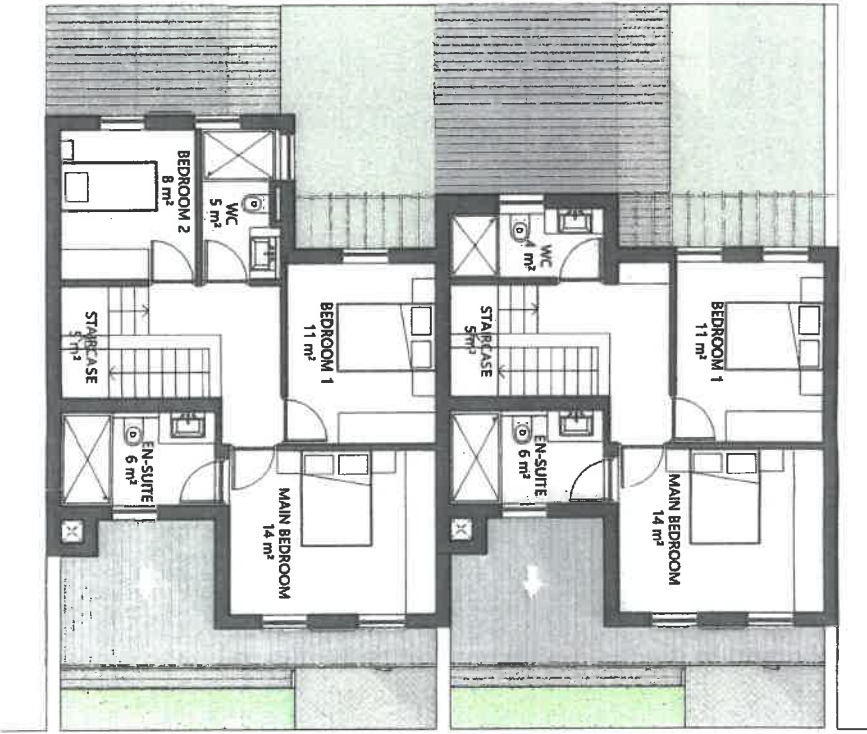
Area Schedule - Unit 2

NAME	LEVEL	AREA
------	-------	------

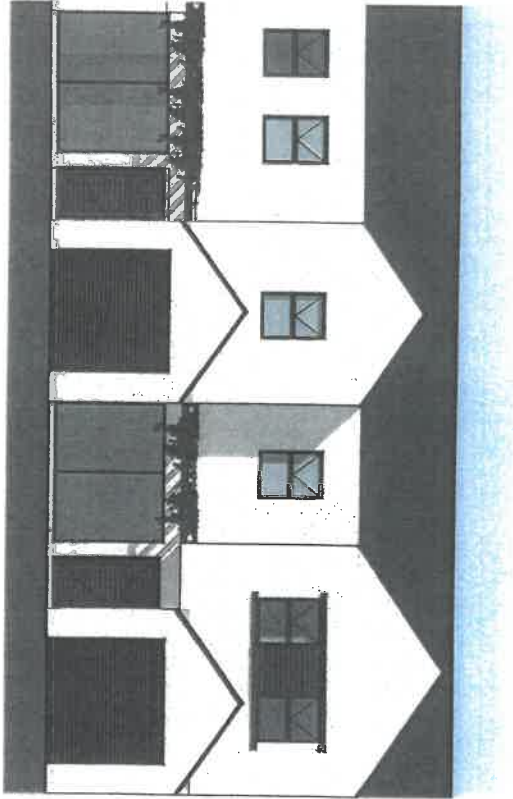
UNIT 2	01 Ground	48 m ²
UNIT 2	02 First	56 m ²
		104 m ²



GROUND FLOOR PLAN
Scale 1 : 100

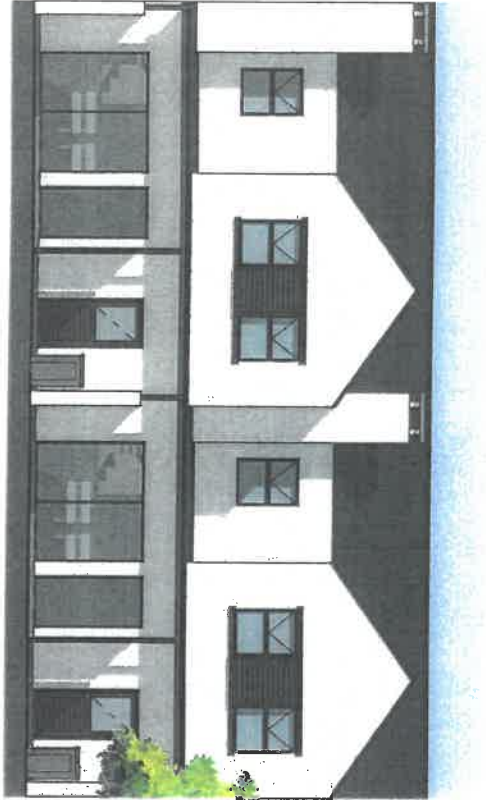


FIRST FLOOR PLAN
Scale 1 : 100



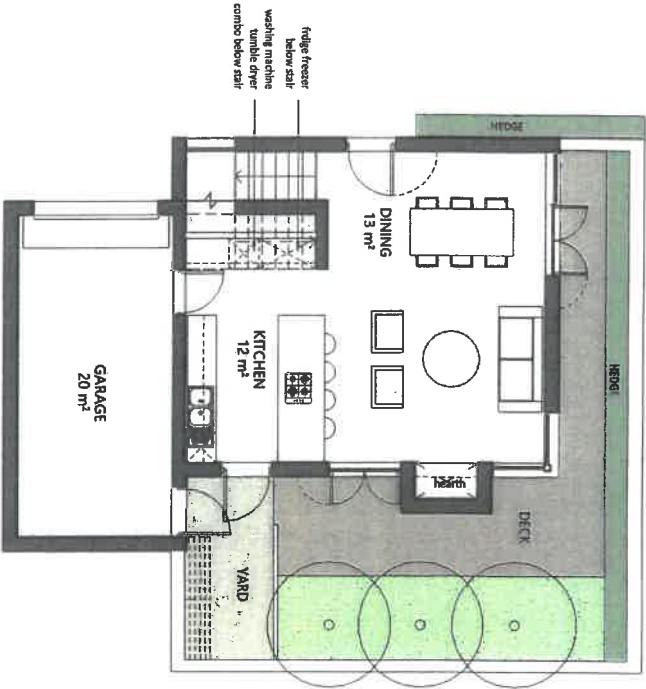
EAST ELEVATION
scale 1 : 100

5780 03 Roof
UFT1
2890 02 First
UFT1
0 01 Ground
UFT1



WEST ELEVATION
scale 1 : 100

5780 03 Roof
UFT1
2890 02 First
UFT1
0 01 Ground
UFT1



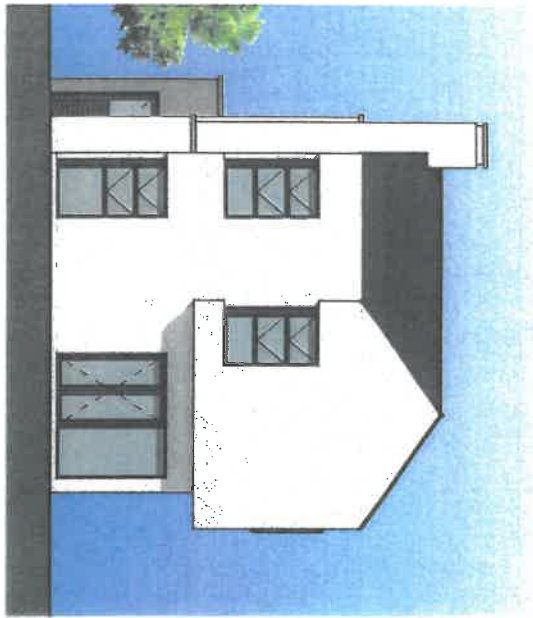
GROUND FLOOR PLAN
scale 1 : 100



FIRST FLOOR PLAN
scale 1 : 100

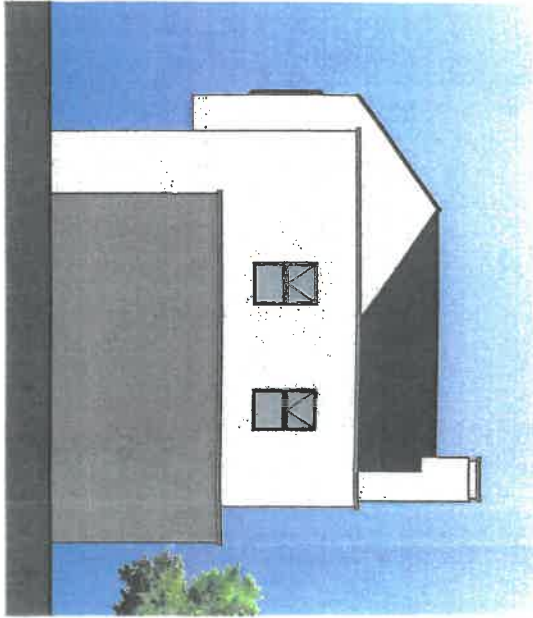
Area Schedule - Unit 3			
NAME	LEVEL	AREA	
UNIT 3	01 Ground	50 m²	
UNIT 3	02 First	53 m²	

103 m²



NORTH ELEVATION
scale 1 : 100

- 5780 03 Roof
- UFF1
- 2890 02 First
- UFF1
- 6 01 Ground
- UFF1



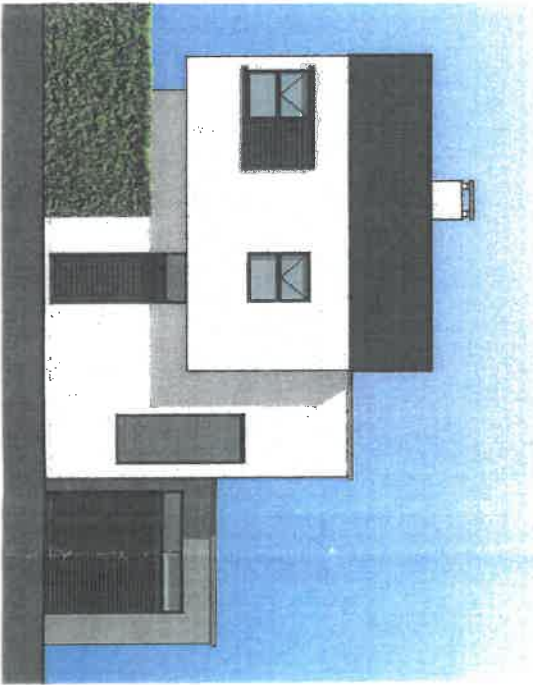
SOUTH ELEVATION
scale 1 : 100

- 5780 03 Roof
- UFF1
- 2890 02 First
- UFF1
- 6 01 Ground
- UFF1



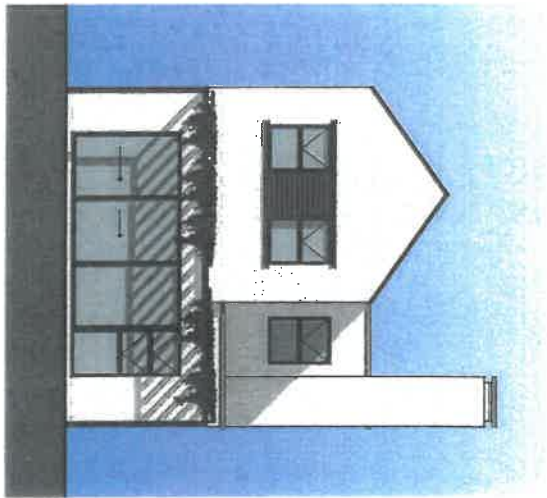
EAST ELEVATION
scale 1 : 100

- 5780 03 Roof
- UFF1
- 2890 02 First
- UFF1
- 6 01 Ground
- UFF1



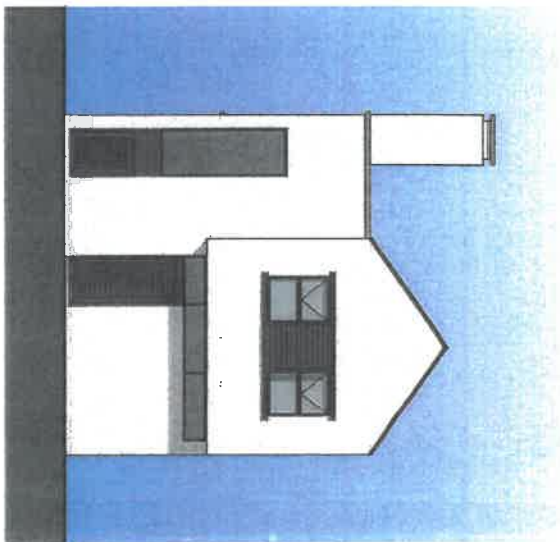
WEST ELEVATION
scale 1 : 100

- 5780 03 Roof
- UFF1
- 2890 02 First
- UFF1
- 6 01 Ground
- UFF1



EAST ELEVATION
scale 1 : 100

5789 03 Roof
URF1
2690 02 Floor
URF1
0 01 Ground
URF1



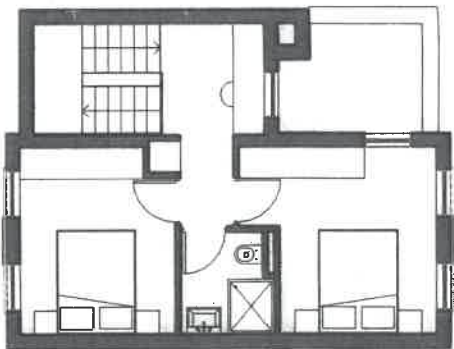
WEST ELEVATION
scale 1 : 100

5780 03 Roof
URF1
2690 02 Floor
URF1
0 01 Ground
URF1



2

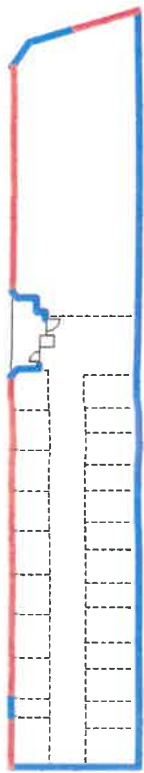
GROUND FLOOR PLAN
scale 1 : 100



2

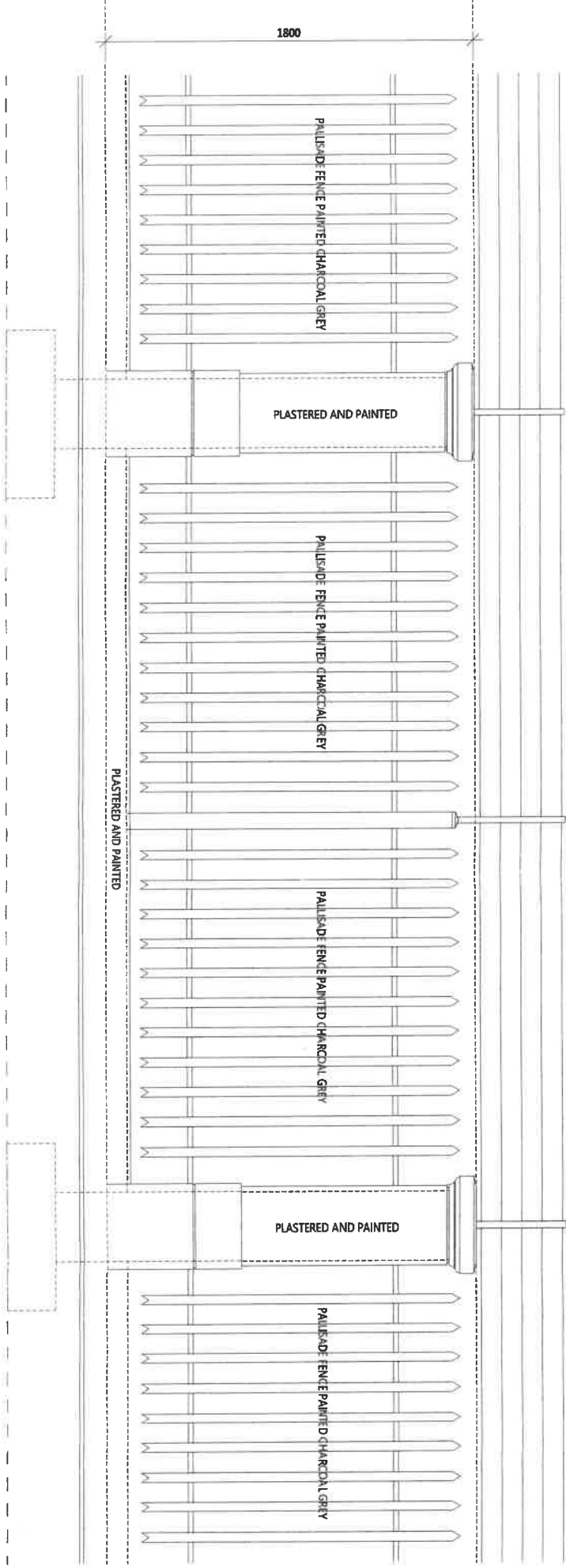
FIRST FLOOR PLAN
scale 1 : 100

Area Schedule - Unit 4			
NAME	LEVEL	AREA	
UNIT 4	01 Ground	51 m²	
UNIT 4	02 First	42 m²	
		93 m²	



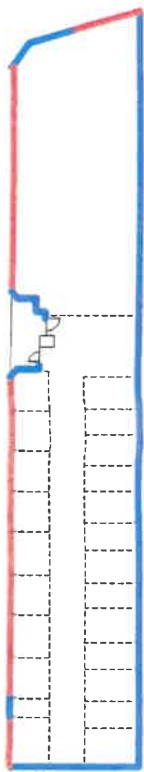
BOUNDARY WALL LEGEND

- TYPE A
- TYPE B



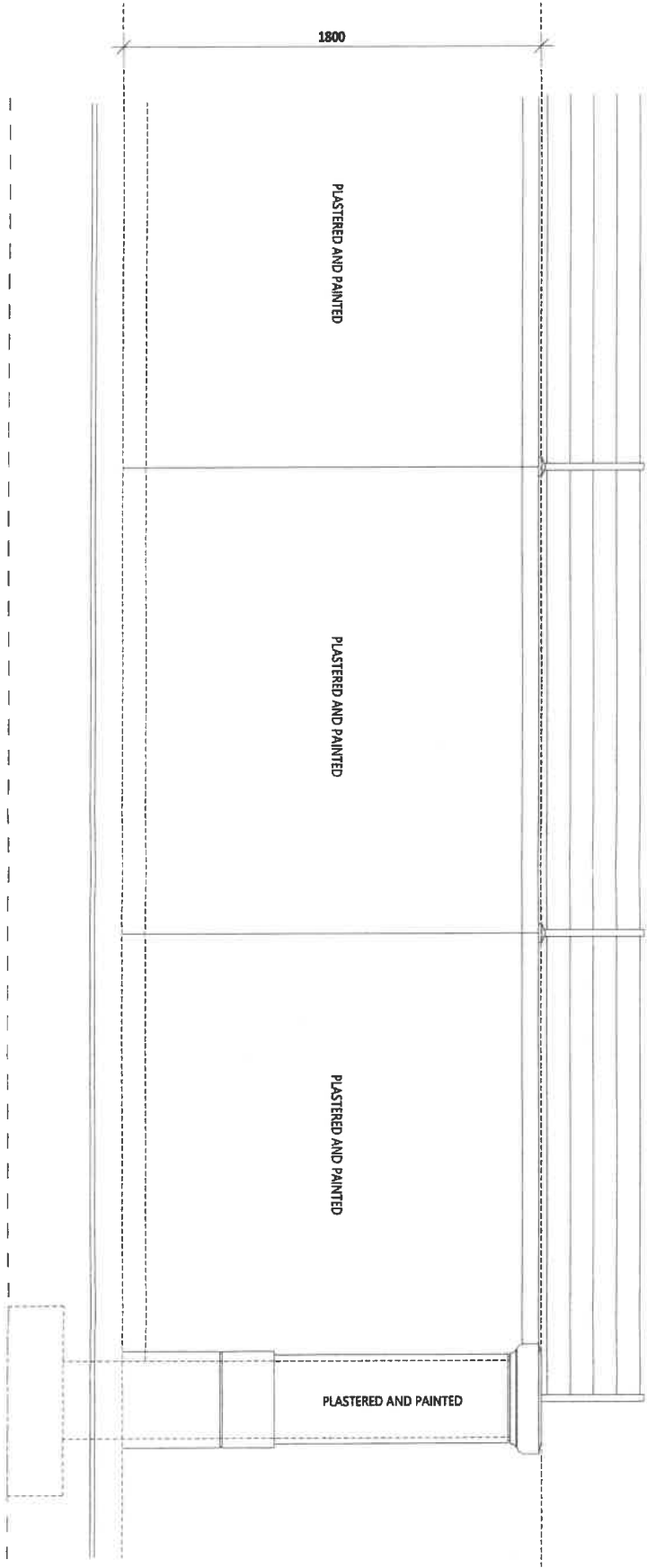
BOUNDARY WALL TYPE A

scale 1 : 20



BOUNDARY WALL LEGEND

- TYPE A
- TYPE B



BOUNDARY WALL TYPE B

scale 1:20

ANNEXURE D

**COMPLIANCE WITH CONDITIONS OF APPROVAL:
UNREGISTERED FARM NO. 510/844, STELLENBOSCH
DIVISION (JAMESTOWN)**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**

LU/13939.

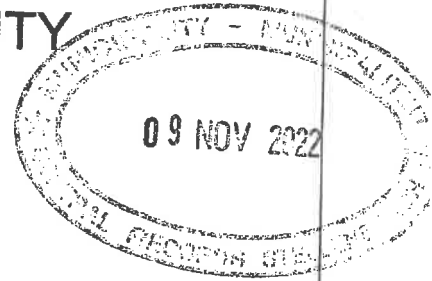
25



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES



To - Aan: Director: Planning + Economic Development
Att Aandag Salome Newman
From - Van: Manager: Development (Infrastructure Services)
Date - Datum: 3 Nov 2022
Our Ref - Ons Verw: Civil LU 2344
Your Ref: LU/13939
Re - Insake: Erf 510/844, Jamestown: 1.

FILE NR:	
SCAN NR:	510/844 JI
COLLABORATOR NR:	738250
That, in compliance with conditions	

3.1 and 3.2 as stipulated in the letter of approval dated 01 December 2021 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 Unregistered Farm No. 510/844, Stellenbosch Division, namely: The Subdivision in terms of Section 15(2)(d) of the said Bylaw in accordance with subdivision plan "Proposed Subdivision Plan Nr 4", dated 28 February 2022, and drawn by TV3 Architects and Town Planners to allow for the following: a) 22 x Multi-Unit Residential Zone erven (portions 1-22), and $\pm 231\text{m}^2$ in extent, for group housing purposes; b) 1 x Multi-Unit Residential Zone erf (portion 23), and $\pm 2\,886\text{m}^2$ in extent, for 16 units. c) 2 x Private Open Space Zone erven (portion 24 & 25), and $\pm 1\,677\text{m}^2$ in extent, for private open space and road purposes. d) 1 x Utility Zone erf (portion 26), and $\pm 32\text{m}^2$ in extent, for electrical substation. e) maximum density of 50 dwelling units per hectare

FILE NR:	13939
SCAN NR:	11834
COLLABORATOR NR:	738183

The revised SDP (3637/A/100 Rev E) and subdivision plan (3686-P Plan No 4 dated 18/10/2022 by TV3) is recommended for approval. These plans must be read in conjunction with the engineering services layout drawing No 1425/02C dated 2020-07-14 by Bart Senekal (**attached**). All conditions of our previous approval Memo, dated 14 April 2021 remain valid.

The approval is for:

22 group housing residential erven

+

16 Units (group housing on single erf – sectional title)

= Total 38 group housing units

1. Civil Engineering Services

- 1.1 The existing sewer connection and sewer main on the subject property will be accommodated below the units with the manholes accessible, as agreed by the Developer with the Director: Infrastructure Services in 2019. This will be an interim solution, to allow the development to go ahead and until the Municipality can relocate the pipe to its permanent position the road reserve. Maintenance will be done via the manholes, until the pipe is relocated and at which time the existing pipe will be sealed. The Municipality must be given access for all such maintenance purposes.
- 1.2 Notwithstanding 1.1 above, the Developer's decision to proceed with the development and position private erven and/or structures over the existing live sewer line is at his own risk. The Developer, and not the Municipality will be liable for any damages / inconvenience caused due to the location of the sewer line.
- 1.3 The servitudes indicated over the sewer manholes on the subdivision plan must be registered before clearance – such servitudes must allow the municipality to get access to the manholes for maintenance purposes.

2. Development Charges (DCs)

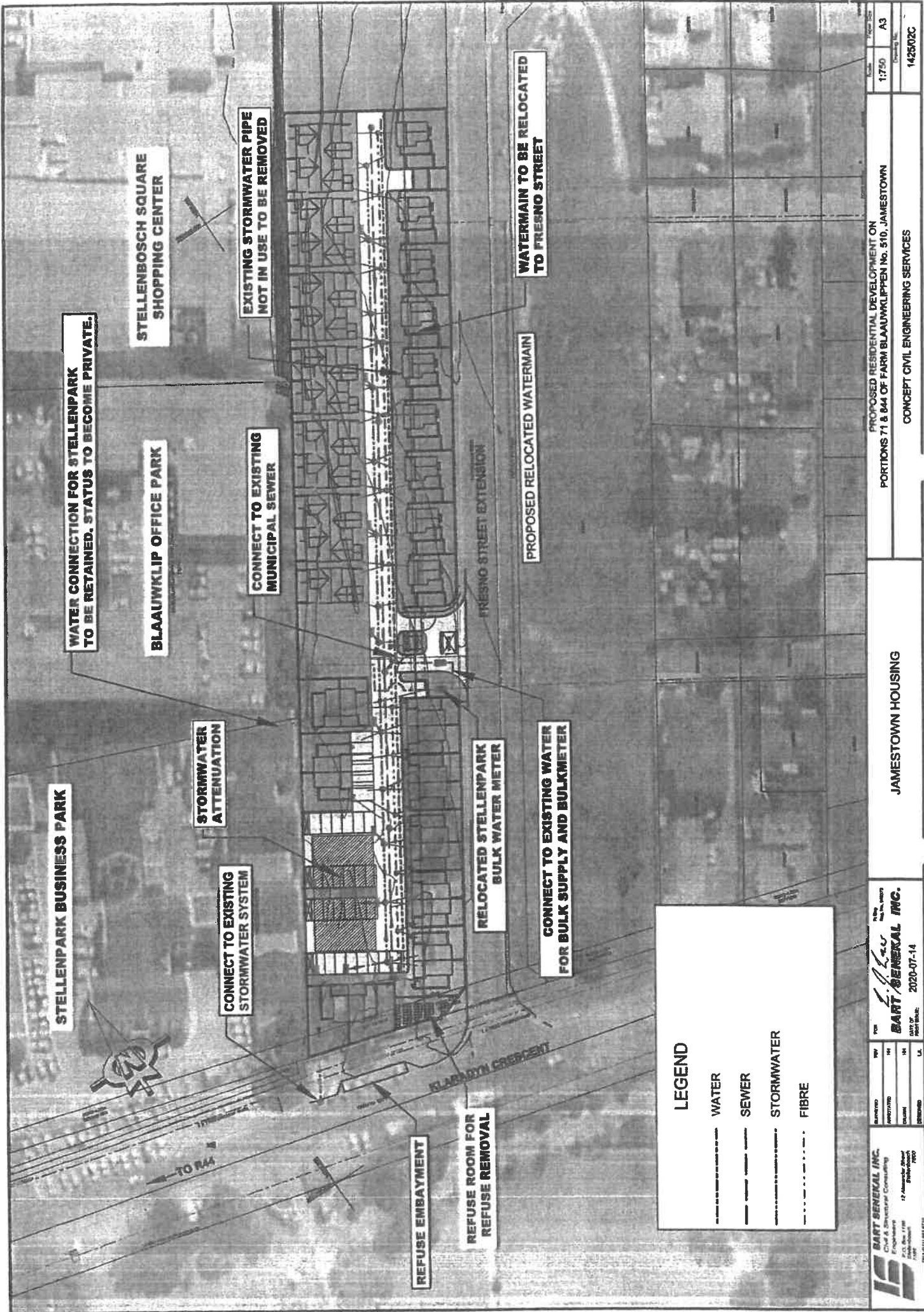
- 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 2.2 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2023 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 2.3 The appropriate 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).

3. Electrical Engineering

- 3.1 Refer to Annexure: Electrical


8/11/22

Shane Chandaka
DIRECTOR (INFRASTRUCTURE SERVICES)



LEGEND

- WATER
- SEWER
- STORMWATER
- FIBRE

BART GENERAL INC. Chief & Structural Consulting Engineers 12 Alexander Street Johannesburg 2000 Tel: 011 881 8274		FOR BART GENERAL INC. DATE OF 2020-07-14 PROJECT NO. 142502C	
DRAWN BY DATE CHECKED BY DATE		PROPOSED RESIDENTIAL DEVELOPMENT ON PORTIONS 71 & 64 OF FARM BLAAUWKIP NO. 510, JAMESTOWN CONCEPT CIVIL ENGINEERING SERVICES	
SCALE 1:750 DRAWING NO. 142502C		JAMESTOWN HOUSING	

Stellenbosch Municipality

Development Charge Calculation

Application Number:		2344 (TK) Erf 510-844, Stellenbosch (LU-13339) (Subdiv and SDP approval)	
Development Name:		The James 2	
Date:		24 October 2022	
Financial Year:		2022/2023	
Erf Location (Select from 7 Locations):		Stellenbosch Town	
Vehicle Ownership (Select Normal or Low):		Normal	
Erf Region (Select Urban or Rural):		Urban	
Erf No:		Erf 510-844	
DC Parameters Reference:		subdivision plan (3086-P Plan No 4 dated 18/10/2022 by TV3)	

SUMMARY OF DC CALCULATION						
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Community
Unit(s):	k/day	k/day	ha°C	t/week	t/p/d/day	persons
Total Increased Services Usage:	22.8	19	0.684	1.52	142.5	152
Total Service Usage Reduction:	0	0	0	0	0.0	0
Total Service Usage after Reduction:	22.80	19.00	0.68400	1.520	142.5	152
Total Development Charges before Deductions:	R 639 935.91	R 586 935.02	R 126 913.66	R 133 158.08	R 770 269.50	R 525 160.00
Total Deductions:	R -	R -	R -	R -	R -	R -
Total Payable (excluding VAT):	R 639 935.91	R 586 935.02	R 126 913.66	R 133 158.08	R 770 269.50	R 525 160.00
VAT:	R 95 990.39	R 88 040.25	R 19 037.05	R 19 973.71	R 115 540.43	R 78 774.00
Total Payable (including VAT):	R 735 926.29	R 674 975.27	R 145 950.70	R 153 131.79	R 885 809.93	R 603 934.00
						R 3 199 727.39

Application Processed by:		Tyrone King	
Signature:			
Notes:			

Erf No.	Zoni.	Land Use	Area	%
1-22	Multi-Unit Residential	Group House	3230m ²	41
23	Multi-Unit Residential	Group House (16 Units)	2886m ²	37
24-25	Private Open Space	Private Open Space & Private Road	1678m ²	21
26	Utility Services	Electric Sub Station	32m ²	0
Total			7826m ²	100

WATER CONNECTION FOR STELLENPARK
TO BE RETAINED. STATUS TO BECOME PRIVATE.

BLAAUWKIP OFFICE PARK

WATER AND SEWERAGE SERVITUDE
IN FAVOUR OF STELLENPARK

3m SERVITUDE FOR STELLENPARK
WATER CONNECTION

SERVITUDE TO BE REALIGNED
STORM WATER SERVITUDE AREA

CONNECT TO EXISTING
STORMWATER SYSTEM

CONNECT TO EXISTING
MUNICIPAL SEWER

SERVITUDE AREA:
REFUSE ROOM FOR
REFUSE REMOVAL

RELOCATED STELLENPARK
BULK WATER METER

CONNECT TO EXISTING WATER
FOR BULK SUPPLY AND BULKMETER

Fresno Street

PROPOSED RELOCATED WATERMAIN

180

6/527

School Road

TV3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR LA GRAYTIDE OFFICE BUILDING | 87 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 851 2800 | www.tv3.co.za

The James II

Property Description:
Portion 844 Farm 510, Stellenbosch

Drawing: Proposed Subdivision Plan

Date: 18/10/2022

Project no.: 3686-P

Scale: 1:1000 (A4)

Drawn: WH

Checked: CH

Plan no.: 4

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

VIR AANDAG : H Dednam
VAN : Direkteur: Infrastruktuur Dienste (D Louw)
DATUM : 15 April 2019
INS : Blaauwklippen grondruil transaksie

VERSOEK VANAF J MINIE:

"n Amptelike skrywe deur Deon in terme waarvan hy sy magte in terme van die Verordeninge uitoefen om Blaauwklippen die nodige uitklaring te gee om die volle ruil eiendom te mag ontwikkel bo-oor die dienste, Blaauwklippen te inderniseer teen enige toekomstige gevolgskaad en presies wat die toekomstige modus operandi sal wees indien onderhoud of werk aan die dienste gedoen moet word."

ONDERNEMING DEUR D LOUW:

Ons meld hiermee dat hierdie Direktoraat geen besware het teen die konstruksie van enige gebou of bedrywigheid bo-oor die rioolpyp wat op 6m diepte gelê is nie, solank die mangatseksie toegange nie belemmer word nie. Dit word uitgewys dat dit 'n tussentydse meganisme is om uiteindelik die pyp te skuif (vervang deur 'n ander pyp) na die goedgekeurde padreserwe.

Instandhouding sal deur die mangate verrig word totdat 'n ander pyp gelê is, waarna die ou pyp afgesluit sal word.

DEON LOUW
DIREKTEUR: INFRASTRUKTUUR DIENSTE

Betrekking op Plaas 510-844 en 510-71 se grondruiltransaksie

510-844 Jamestown (LU-13939)

GENERAL COMMENT:

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

CONDITIONS

3. No conditions.



SIGNATURE

DATE 07/11/22