



NOTICE OF LAND DEVELOPMENT APPLICATION

24 March 2025

AfriForum
District Coordinator: Boland

Per Email: jacques.benade@afriforum.co.za

FOR ATTENTION: Mr. Jacques Benade

Dear Sir/Madam

APPLICATION FOR SUBDIVISION AND DEPARTURE: ERF 327, JAMESTOWN

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address:	08 Blakemore Street, Jamestown
Application Property Number:	Erf 327
Applicant:	Bluplan Consulting (Pty) Ltd. 14 Adams Street, Kylemore Cell: 0743493786, Email: bradleysimpsontrp@gmail.com
Owner:	Mr. Peter De Ruiter (K2023870214 Pty. Ltd.) Cell: 083 480 9185 Email: qualitymotors22@gmail.com
Application Reference:	LU/17838 (TP926/2024)

Description of land development proposal:

Application has been made in terms of section 15(2)(d) and (b) of the Stellenbosch Municipal Land Use Planning By-Law, 2024, on Erf 327, Jamestown, for the property to be subdivided into two (2) portions to allow for two separate residential land units. The vision is to allow for the new portion (servants quarters) to be improved to a conventional residential building. The application includes a permanent departure from the zoning parameters in respect of the building lines. It is proposed that the street building line be relaxed from the prescribed 3.0m to 1.0m (adjacent to Rovelles Crescent), to enable the existing building on the proposed Portion A.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The

Address: 14 Adams Street, Kylemore, Stellenbosch.
Tel: 021 885 1824, **Cell:** 0743593786
PO BOX 34, Pniel 7681

application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Bradley Simpson at bradleysimpsontrp@gmail.com . By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **23 April 2025**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0743593786 during normal office hours.

Yours faithfully



BB SIMPSON
BLUPLAN CONSULTING
SACPLAN REGISTRATION: C9210/2020



KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK
24 Maart 2025

AfriForum
District Coordinator: Boland

jacques.benade@afriforum.co.za

FOR ATTENTION: Mr. Jacques Benade

Geagte Meneer/Mevrou

AANSOEK OM ONDERVERDEELING EN AFWYKING: ERF 327, JAMESTOWN

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom:	08 Blakemore Straat, Jamestown
Aansoek eiendom beskrywing:	Erf 327
Aansoeker:	Bluplan Consulting (Pty) Ltd. 14 Adams Straat, Kylemore Sel: 0743493786, Epos: bradleysimpsontrp@gmail.com
Eienaar:	Mr. Peter De Ruiter (K2023870214 Pty. Ltd) Sel: 083 480 9185 Epos: johprop@gmail.com
Aansoek Verwysing:	LU/17838 (TP926/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 op Erf 327, Jamestown vir die onderverdeling van die eiendom in 2 gedeeltes om voorsiening te maak vir twee afsonderlike residensiele eenhede. Die visie is om die huishulp gebou te verbeter na 'n konvensionele woongebou. Die aansoek sluit 'n permanente afwyking van die soneringsparameters in ten opsigte van die boulyne. Daar word voorgestel dat die straatboulyn verslap word vanaf die voorgeskrewe 3.0m na 1.0m (aangrensend aan Rovelte Crescent), om die bestaande gebou op die voorgestelde gedeelte in lyn te bring met die munisipale soneringskema vereisters.

Address: 14 Adams Street, Kylemore, Stellenbosch.
Tel: 021 885 1824, **Cell:** 0743593786
PO BOX 34, Pniel 7681

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Bradley Simpson at bradleysimpsontrp@gmail.com . Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **23 April 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 0743593786 gedurende normale kantoor ure.

Die uwe



BB SIMPSON

BLUPLAN CONSULTING

SACPLAN REGISTRATION: C9210/2020



Our Ref: STB-JT-E-327

Date: 18 October 2024

The Municipal Manager
The Director: Department of Planning and Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH 7599

APPLICATION FOR SUBDIVISION: REMAINDER ERF 327, JAMESTOWN, STELLENBOSCH

1 INTRODUCTION & APPLICATION BACKGROUND

The owner of Remainder Erf 327, K2023870214 Proprietary Limited, appointed Bluplan Consulting, to prepare and submit, on their behalf, a land use planning application to allow for the subdivision of their property into two portions.

In particular, application is made in terms of Section 15(2)(b) and (d) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023 for;

- a) The **Subdivision** of the property into two (2) portions namely: Portion A (435m²) and the Remainder Erf 327 (540m²), and
- b) A **Permanent Departure** from the prescribed 3.0m street building line to 0m, to allow for the existing building on Portion A of the proposed subdivision.

Attached herewith please find the Power of Attorney under Annexure 1.

2 PROPERTY LOCATION & SURROUNDING CONTEXT

The subject property is situated on the corner of Blakemore Street and Rovelle Crescent. The physical address of the property is no. 8 Blakemore Street, Jamestown. Initially, the property formed part of Portion 92 (a portion of portion 16) of the farm Blaauw Klip No. 510 and is illustrated as Erf 327 on general plan no. 6937/1979.

Erf 327 ($\pm 1\,429\text{ m}^2$) has been subdivided into 2 portions, now Erf 1147 (454 m²) and Remainder Erf 327 (975 m²). The property boundaries are confirmed by the surveyor general diagram no. 7972/1993. Access to the property is obtained directly off Blackmore Street.

Surrounding the property are residential properties and land uses which are similar in extent. Recently the Stellenbosch Municipality approved the subdivision of Remainder 367 (northwest of the subject property) to allow for a group housing scheme of 14 freestanding residential erven with an average size of approximately 191m². Kindly refer to the Locality Plan under Annexure 4 of this application.

Address: 14 Adams Street, Kylemore, Stellenbosch.
Tel: 021 885 1824, **Cell:** 0743593786
PO BOX 34, Pniel 7681



Figure 1: Locality Plan

2.1 EXISTING BUILDINGS AND SITE CONDITIONS

The property initially consisted of a main residential building at the centre of Erf 327, with an outbuilding (garage) on the southern extent and a lean-to structure on the northern extent. At the time the property was subdivided, a residential building was developed on Erf 1147. Currently existing on Remainder Erf 327 is the main dwelling house and the garage which was converted to a domestic quarter. The total coverage of Remainder Erf 327 is 32%

The subject property has no natural topographical slope. Stormwater attained on the property is captured, stored and used for irrigation on the property.

2.2 PROPERTY DESCRIPTION

The property is described in the respective title deed as follows.

Table 1: Property description in the Title Deed

PROPERTY DESCRIPTION	SIZE	ZONING	TITLE DEED	OWNER
Remainder Erf 327 Jamestown in the Stellenbosch Municipality, Stellenbosch Division, Province of the Western Cape	975m ²	Conventional Residential Zone (CRZ)	T7525/202 4	Peter De Ruiter (K2023870214 Proprietary Limited)

As mentioned above, the property is held under title deed no. T7525/2024. The applicable title deed of the property lists several general and other specific conditions which must be complied with. There are, however, no restrictive title deed conditions listed therein which would prohibit the nature of this application.

3 PROPOSED DEVELOPMENT

The project proposal entails the property to be subdivided into two portions to create a new residential property. The purpose of the subdivision is to allow for the main residential building to operate independently from the existing servants’ quarters, and to allow further improvements to the servants’ quarters to convert it to a fully functional residential dwelling.

The subdivision will have no effect on municipal engineering services, the proposed portion and remainder already attain carriageways and are connected to the municipal services required.

4 APPLICATION DETAILS

4.1 SUBDIVISION

Application is herewith made in terms of Section 15(2) (d) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023, for the subdivision of the property into four (2) portions. The subdivision is summarised in the table below.

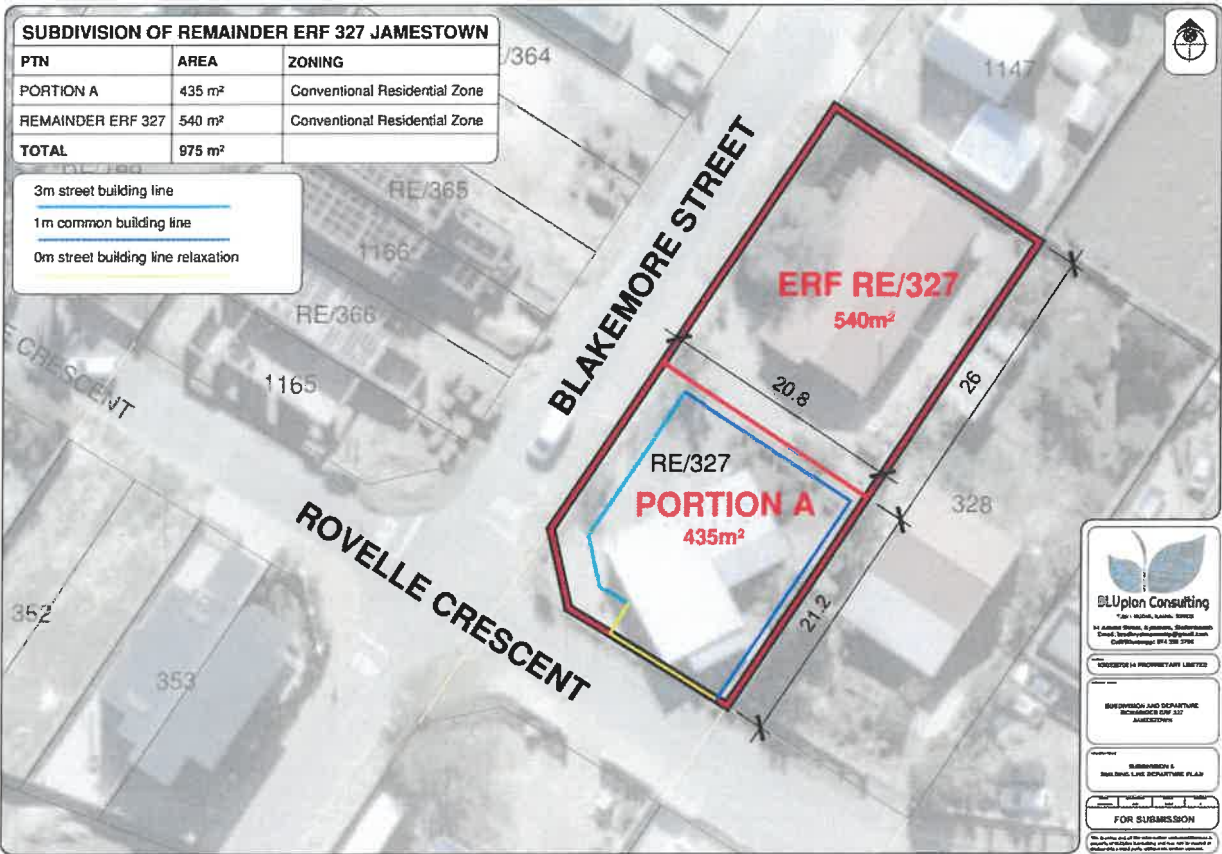


Figure 2: Proposed Subdivision Plan.

Table 2: Subdivision Table

PORTION	AREA (m ²)	LAND USE	CURRENT ZONING
Remainder Erf 327	540	Residential	Conventional Residential Zone
Portion A	345	Residential	Conventional Residential Zone
TOTAL	975		

The purpose of the subdivision is to allow for two residential properties. Kindly refer to the attached Subdivision Plan (Drawing No. PL001, Dated: 2024.10.07).

4.2 PERMANENT DEPARTURE

Application is herewith made in terms of Section 15(2) (b) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023, for a permanent departure from the following building lines pertaining to the property.

- I. The street building line (Adjacent to Rovellet Crescent) from the prescribed **3.0m to 1.0m**, to allow for the existing building on the proposed Portion A.

All other parameters applicable to the property are inline with the Stellenbosch Municipality Zoning Scheme By-Law, 2019. See the table below illustrating the development footprint and parameters of the proposed subdivided properties.

PORTION	AREA (m ²)	STREET BUILDING LINE	COMMON BUILDING LINE	HEIGHT	COVERAGE
Remainder Erf 327	540	3.0m	2.5m	1 Storey	177 m ² (32 %)
Portion A	345	3.0m & 0.0 (Departure required)	1.0m	1 Storey	143 m ² (41%)

5 RELATIVE PLANNING POLICY AND FRAMEWORK

The primary planning and development frameworks that are relevant to this application and the compliance of the proposed project therewith are summarised below.

5.1 STELLENBOSCH INTEGRATED DEVELOPMENT PLAN

The 5th Generation Integrated Development Plan (IDP), of May 2022, is the Municipality's principal five year strategic plan that deals with the most critical development needs of the municipal area as well as the most critical governance needs of the organisation.

Section 34 of the Local Government: Municipal Systems Act 32 of 2000 prescribes that a municipality must review its IDP annually and to the extent that changing circumstances so demand. The Stellenbosch Municipality, in collaboration with all relevant stakeholders, therefore reviewed its IDP to examine the progresses made and assess the municipality's strategic objectives and targets as set out in the IDP. The approval of the first review of the fifth Generation IDP 2022-2027 has been gazzetted.

The priorities and actions identified in the review of the IDP will seek to better inform the municipality's budget and streamline service delivery initiatives. This will ensure that the Stellenbosch Municipality remains on course to attain its strategic objectives.

The Municipality has a number of medium- and longer-term sector plans that direct the implementation of the different functional areas. These plans form an integral part of the IDP. Chief amongst these is the Municipal Spatial Development Framework (MSDF).

5.1.1 STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT PLAN

The MSDF forms a key component of the IDP as it indicates the spatial location and opportunities to achieve the various objectives and meet the demands of the local communities. The MSDF has been reviewed as part of the IDP and propose minor changes.

The MSDF was approved by the Council of the Stellenbosch Municipality on 27 June 2023. The MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

The MSDF outlines plans and written proposals for the municipality, but also for the major towns and smaller settlements. Broadly – and aligned to the SPLUMA MSDF guidelines – the settlement plans entail three types of actions or initiatives:

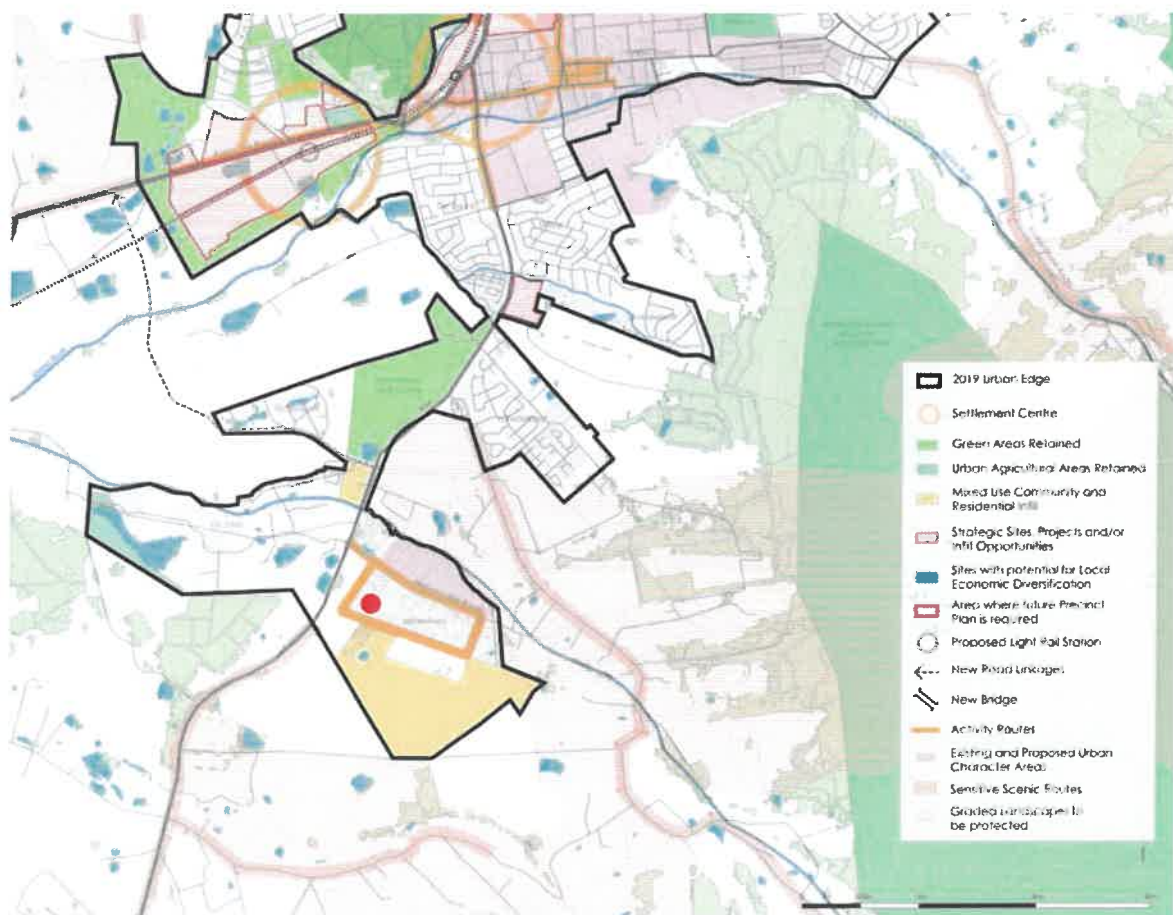
- *Protective actions* – things to be protected and maintained to achieve the vision and spatial concept.
- *Change actions* – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- *New development actions* – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Under these broad types of actions, strategic focus areas and settlement elements are dealt with. The SDF elements and associated spatial proposals as it relates to the proposal are as follows:

Table 3: Plan elements and proposals for Stellenbosch Town.

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSAL
Protective actions	<i>Urban edge</i>	The subject property is located entirely inside the urban edge of Stellenbosch Town.
	<i>Historically and culturally significant precincts and places</i>	The property is outside the town scape of Jamestown, in an area where several subdivisions are occurring.

Change actions	<i>Areas for residential densification and infill</i>	<p>The MSDF purports to support higher density infill residential opportunities in the town centre, areas immediately surrounding it, and along major routes (with consideration of historic areas and structures).</p> <p>The proposed subdivision will result in a denser urban settlement. The project proposal is therefore in line with the provision of the MSDF and also the IDP.</p>
New development actions	<p><i>Significant new residential development</i></p> <p><i>Significant change to access and mobility.</i></p>	<p>The project proposal is in support of the municipal policy of densification and will provide infill development on private owned land within the residential area of Jamestown.</p> <p>The proposal offers for a development that is rather common. Many of the properties in Jamestown have been subdivided to form smaller erven to allow for economic activity and gain.</p> <p>The development is being planned with due regard for access. The properties obtain access off Blakemore Street with recently improved carriageway crossings</p>



STELLENBOSCH FRAMEWORK

Figure 2: Stellenbosch Town Spatial Plan (the red dot is the property).

5.2 STELLENBOSCH MUNICIPALITY: INCLUSIONARY ZONING POLICY (IZP)

During January 2023, Stellenbosch Municipality made available for public participation the Final draft Stellenbosch Municipality Inclusionary Zoning (Housing) Policy.

The intention of the draft IZP is to provide a planning tool to support and promote affordable high-quality housing and social inclusion within communities by implementing municipal policy frameworks and regulations. It also outlines the municipal affordable housing challenges that needs to be met and provides information on how the existing municipal planning tools operate and recommendations on how they need to change to assist in delivery.

The main objective of the inclusionary zoning policy is to;

a) To increase the supply of high-quality affordable housing in well-located and priority development areas, creating a mix of income groups across new and infill developments in Stellenbosch Municipality promoting social and economic integration (also referred to as settlement restructuring).

b) Using the municipal spatial planning, land use planning system, and land-based financing tools and their mechanisms to leverage and incentivize land value gains in spatially targeted areas for the creation of public goods (i.e. affordable housing), enabling well-performing settlements in order to address current and historical spatial imbalances/inequalities.

c) Achieve a more inclusive, efficient, and effective municipality by providing a wide choice of quality affordable housing to meet the needs of the community, widening the opportunities for homeownership, and creating flexibility and choice of tenures and price ranges for those who rent and seek the security of tenures as envisioned by its adopted and approved spatial policies.

d) Facilitate and grow strong partnerships with the private sector in terms of delivering more quality affordable housing.

Even though the proposal is within one of the controlling municipal areas of the IZP (Stellenbosch Town), the IZP will not be applicable hereto, due to the small scale of the proposal. The application is made in terms of the relevant legislative framework and mechanisms prescribed by the municipality. The proposal will furthermore provide for property in a neighbourhood/urban area wherein affordable housing projects occur to address the GAP housing market.

6 LEGISLATIVE CONTEXT

This application is submitted and will be considered in terms of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023. As such, the planning principles as advocated in the Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, No. 3 of 2014 (LUPA) is also applicable.

6.1 DEVELOPMENT PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, No. 16 of 2013, and Section 59 of the Western Cape Land Use Planning Act, No. 3 of 2014, lists development principles and norms

and standards that shall apply to spatial planning, land development and land use management. These principles are as follows:

6.1.1 SPATIAL JUSTICE

Spatial justice is primarily concerned with the commitment to redress past spatial and other development imbalances. The principle also calls for the improved access and use of land.

It is herewith contended that the proposed subdivision will allow the owner to trade with his property, and to an extent proactively rectify a land use discrepancy.

6.1.2 SPATIAL SUSTAINABILITY

Spatial sustainability requires land development to be aligned with fiscal and institutional means. The aim is further to promote land development that is spatially compact, resource frugal and within fiscal, institutional and administrative means of the competent authority.

This translates on the ground to development in locations that are sustainable and that limit urban sprawl (as the proposed subdivision does), that uphold environmental considerations, that considers the interest and impact of surrounding landowners, and that ensures that development is feasible and financially viable. It is contended that the proposed subdivision of the property strives to uphold the considerations of spatial sustainability.

6.1.3 EFFICIENCY

Efficiency requires land development to optimally use existing resources and infrastructure.

The proposed subdivision will result in a denser urban settlement, which, in turn, results in optimization of existing infrastructure. The subdivision will not put unreasonable pressure on the infrastructure network and will not require road diversions or upgrades.

6.1.4 SPATIAL RESILIENCE

Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The property has proved to be resilient in terms of its land use. The property can easily be subdivided whilst still fitting in seamlessly with the surrounding uses and built environment.

6.1.5 GOOD ADMINISTRATION

This principle primarily places an onus on decision-making authorities to ensure that due process is followed. It also requires that legislative and development requirements are met timeously by both applicants and authorities and that public consultation is undertaken, as required.

The principle also refers to application documents and requires of applicants to comply with all the necessary application procedures and requirements to ensure the speedy processing of applications. It is contended that this application complies with all the stated requirements.

7 CONSIDERATION OF APPLICATION AND DECISION-MAKING

In considering any land use planning application, the municipality must determine the desirability of the proposal in terms of the general criteria. Chapter 5, Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, in particular, lists the considerations relevant to the assessment of whether a proposed land use would be desirable.

The criteria and the section of this report where the same has been addressed is provided in the table below:

REQUIREMENT	SECTION ADDRESSED
a) the application submitted in terms of this By-law	Paragraph 1 & 4
b) the procedure followed in processing the application	/
c) the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses which is relevant desirability considerations for the assessment of the proposed use or development of land includes the;	/
(i) socio-economic impact	none
(ii) compatibility with surrounding uses	Paragraph 2
(iii) impact on external engineering services	Paragraph 3
(iv) impact on safety, health and wellbeing of the surrounding community	Paragraph 2
(v) impact on heritage	None
(vi) impact on the biophysical environment	None
(vii) traffic impacts, parking, access and other transport related considerations; and	None
(viii) Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.	Municipality
d) the comments received	Annexure 5
e) the response by the applicant, if any, to the comments referred to in paragraph (d)	None
f) investigations carried out in terms of other laws that are relevant to the consideration of the application	n/a
g) a registered planner's written assessment in respect of an application for—	
(i) a rezoning;	
(ii) a removal, suspension or amendment of a restrictive condition if it relates to a change of land use;	Municipality
h) the impact of the proposed land development on municipal engineering services	Paragraph 3
i) the integrated development plan, including the municipal spatial development framework	Paragraph 5
j) the integrated development plan and spatial development framework of the district municipality, where applicable	Paragraph 5
k) the applicable local spatial development frameworks adopted by the Municipality	Paragraph 5
l) the applicable structure plans	N/A
m) the applicable policies of the Municipality that guide decision-making	Municipality

n) the provincial spatial development framework	N/A
o) where applicable, a regional spatial development framework	N/A
p) the policies, principles and the planning and development norms and criteria set by the national and provincial government	N/A
q) the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act	Municipality
r) the principles referred to in Chapter VI of the Land Use Planning Act	Paragraph 6
s) the applicable provisions of the zoning scheme	None
t) Any restrictive condition applicable to the land concerned; and	None
u) Impact on heritage resources in terms of the NHRA (Act 25 of 1999)	None

8 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) There are no restrictive conditions listed that would prohibit the nature of the application.
- b) The proposed subdivision would not detract from the area's residential character or set a negative precedent. The Stellenbosch Municipality had already approved a residential development comprising of smaller land units and a denser development scheme in the direct vicinity of the property.
- a) The Stellenbosch Spatial Development Framework (SDF) does not provide any definitive guidelines on the specific development type. As a general principle, the SDF does support denser settlements and encourages dense developments inside the urban edge. The proposed subdivision will therefore contribute towards the efficient use of resources and infrastructure in the area.
- b) The subdivision layout considered the properties remaining extent and the existing built structures on the property. The building lines applicable to the properties, in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, have been implemented and where departures are required, it is applied for in this application.
- c) Proposal will not result in diminished rights of neighbouring properties. The building lines and other development parameters of Conventional Residential Zone shall still apply and will be adhered to.

It is therefore herewith requested the Council will recognize the insignificant nature of the proposal and that it will find in favour of the application. We trust that you will find the above and the attached documentation in order.

Yours Truly



BB SIMPSON

BLUPLAN CONSULTING

SACPLAN REGISTRATION: C9210/2020

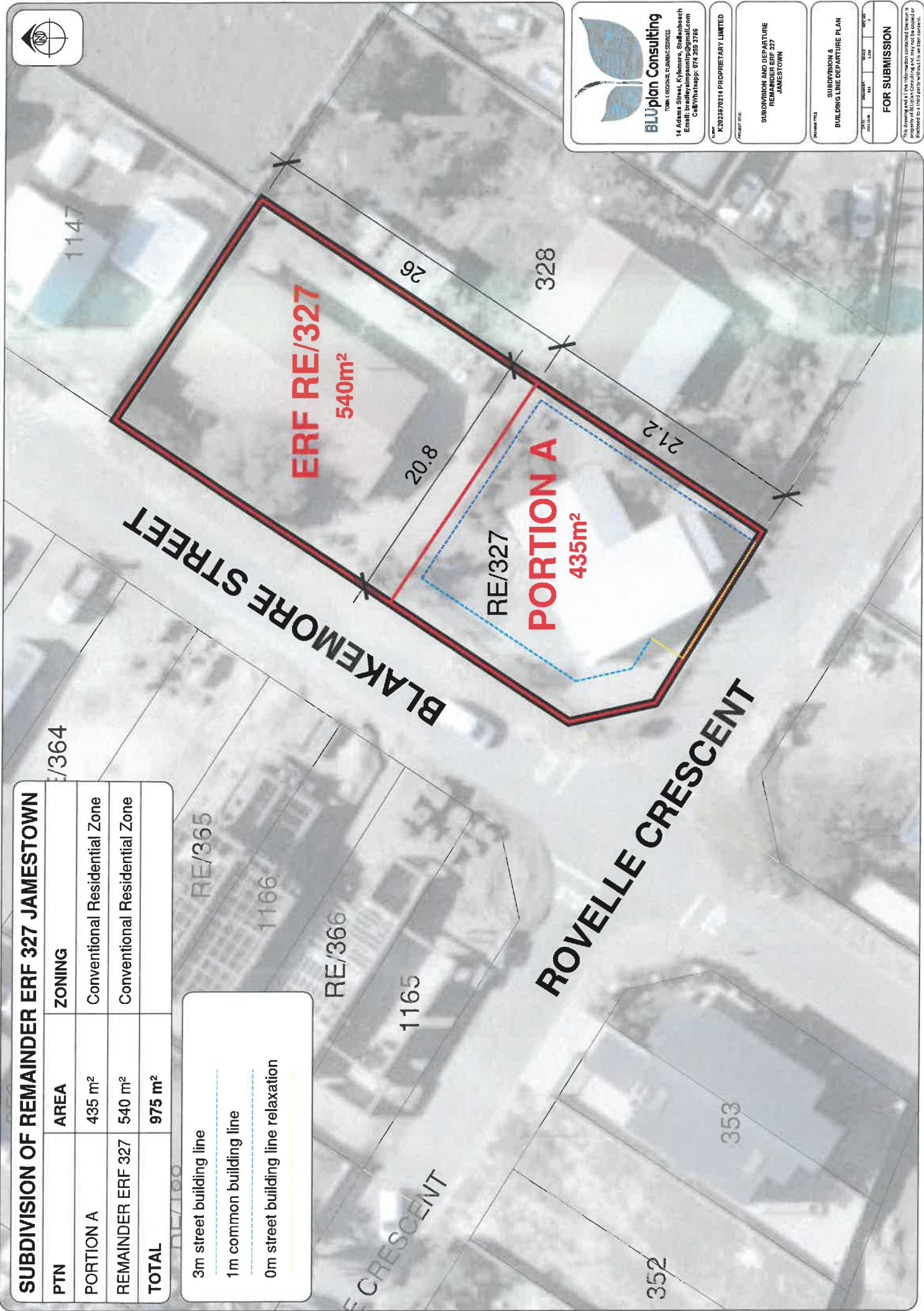
SUBDIVISION OF REMAINDER ERF 327 JAMESTOWN

PTN	AREA	ZONING
PORTION A	435 m ²	Conventional Residential Zone
REMAINDER ERF 327	540 m ²	Conventional Residential Zone
TOTAL	975 m²	

3m street building line

1m common building line

0m street building line relaxation



BLUplan Consulting
TOWN & REGIONAL PLANNING SERVICES
14 Adams Street, Kyalami, Sandton, Gauteng
Email: info@bluplan.co.za
Call/WhatsApp: 074 655 3766

PROJECT TITLE
K2023070214 PROPRIETARY LIMITED

PROJECT FILE
SUBDIVISION AND DEPARTURE
REMAINDER ERF 327
JAMESTOWN

PROJECT TITLE
SUBDIVISION &
BUILDING LINE DEPARTURE PLAN

DATE
2023/10/06

PROJECT NO
111

SCALE
1:1000

REVISION NO
0

FOR SUBMISSION

This document is a preliminary plan. It is not to be used for construction purposes without the written consent of BLUplan Consulting. It is the responsibility of the client to ensure that the plan is approved by the relevant authorities before it is used for construction purposes.



CLARK
K2023870214 PROPRIETARY LIMITED

DRAWING TITLE:

LOCALITY PLAN

DATE 2024-10-26	QUANTITY MMS	SCALE 1:1,500	PLANNING PHASE
--------------------	-----------------	------------------	-------------------

FOR SUBMISSION

This drawing and all the information contained therein is property of Blueplan Consulting and may not be copied or disclosed to a third party without the written consent.

