



Application Number: LU/17838(TP926/2024)

Our File Reference Number: Erf 327, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir /Madam

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE ON ERF 327, 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 Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 327, Jamestown for:
 - **Subdivision** of Erf 327 in terms of Section 15 (2) (d) of the said By-law, into;
 - i. Portion A ($\pm 435 \text{ m}^2$ in extent)
 - ii. Remainder of Erf 327 ($\pm 540 \text{ m}^2$ in extent)
 - **Permanent departure** in terms of Section 15 (2) (b) of the said by-law, into;
 - i. To relax the street building line to be 0m in lieu of 3m to allow for the existing building on the proposed portion A.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

- a. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- b. 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.
- c. The Surveyor General approved diagrams of the newly created units must be submitted to the Stellenbosch Municipality for clearance and record purposes.
- d. The development be implemented in accordance with the subdivisional plan, departure plan and street numbering plan, referenced as drawings No: Plan. no: PL002; Rev No: 0, drawn by BBS (BLU plan Consulting); dated: 2024.10.06, attached as **Annexure A**.
- e. The conditions imposed by Directorate: Infrastructure Service in their memorandum dated 16 May 2025, attached as **Annexure B** be adhered to.
- f. The Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building or as many be agreed on in writing with the Directorate Infrastructure Service.

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

- i. The proposed subdivision presents a form of moderate densification within an urban edge, which is compliant with the principles of the MSDF.
- ii. The proposed subdivision size is not out of character with the current surrounding properties sizes.
- iii. The permanent departure application to allow 0m in lieu of 3m building line along Rovelle Crescent street boundary will not have undesirable precedent.

2.4. **Matters to be noted:**

- 2.4.1. The provision of street name signage must comply with the requirements as prescribed in municipal guidelines and the relevant policy on outdoor advertising and signage.
- 2.4.2. The display of street numbers must comply with Section 31 of the Roads and Streets By-Law, 2021.
- 2.4.3. It is the responsibility of the applicant to inform essential services, other relevant authorities and departments of the new street naming and numbering, e.g., the South African Police Service, Post Office, Telkom, emergency and ambulance services, etc. after the registration of the properties.
- 2.4.4. Copies of the decision will be internally circulated to the municipal departments responsible for finance, fire management, engineering services and GIS for their action.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an

extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted by completing the required form 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.
5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The appeal form and 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 or 021- 808 8684.
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision 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



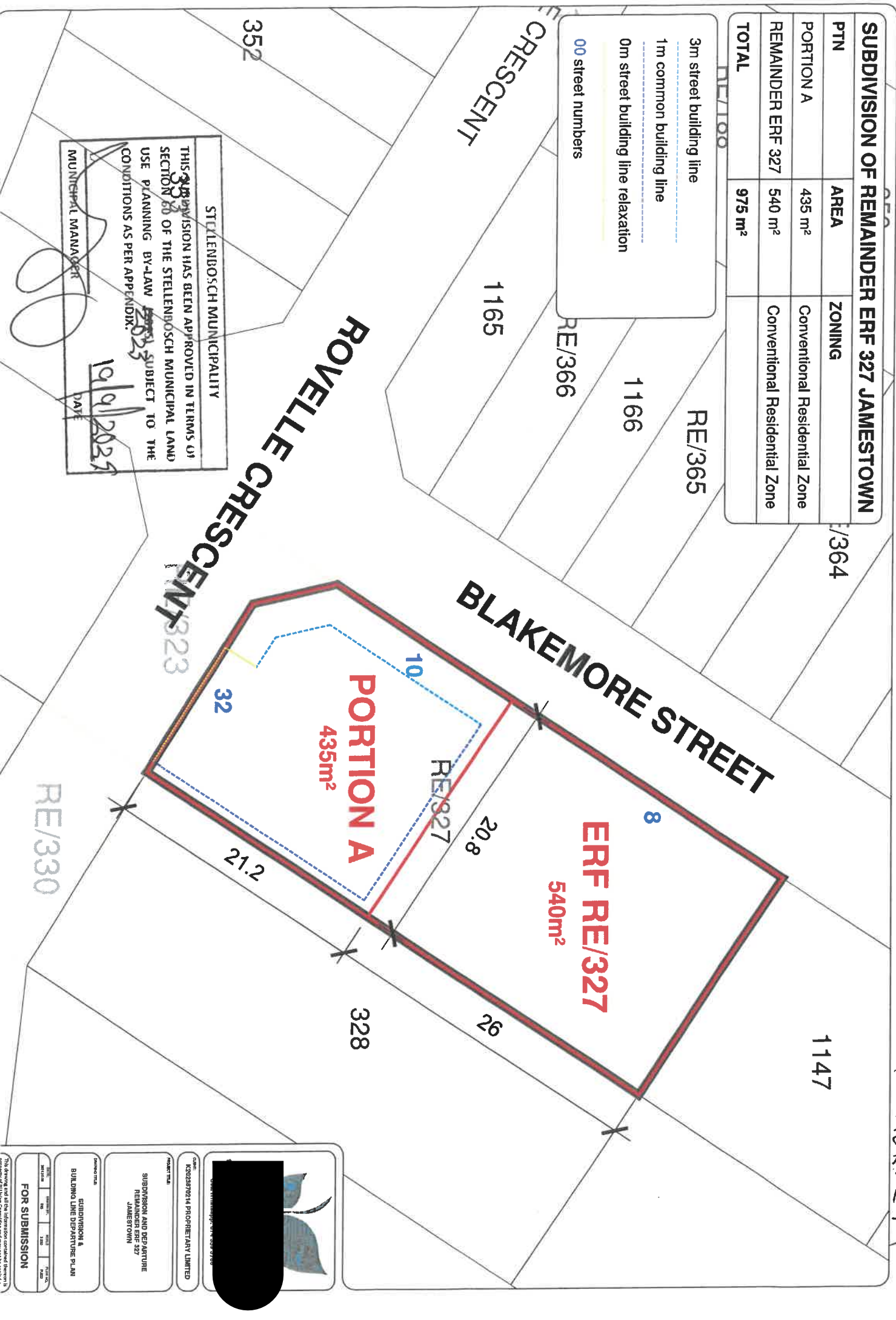
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

19/9/2025
DATE

SUBDIVISION OF REMAINDER ERF 327 JAMESTOWN

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

- 3m street building line
- 1m common building line
- 0m street building line relaxation
- 00 street numbers



Annexure A



DATE: 19/09/2023
PROJECT TITLE: SUBDIVISION OF REMAINDER ERF 327 JAMESTOWN
SUBDIVISION AND DEPARTMENT: REMAINDER ERF 327 JAMESTOWN

FOR SUBMISSION

DATE	TIME	NO.	FILE NO.
19/09/2023	14:00	1	19/09/2023

This drawing and all the information contained herein is the property of the Department of Agriculture, Forestry and Fisheries and must not be used for any other purpose without the written consent of the Department.

SUBDIVISION OF REMAINDER ERF 327 JAMESTOWN

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

- 3m street building line
- 1m common building line
- 0m street building line relaxation

ROVELLE CRESCENT

BLAKEMORE STREET

PORTION A
435m²

ERF RE/327
540m²

RE/364

RE/365

RE/366

CRESCENT

352

353

1165

1166

1147

328

26

21.2

RE/327

20.8



SUBDIVISION AND DEPARTURE
REMAINDER ERF 327
JAMESTOWN

SUBDIVISION &
BUILDING LINE DEPARTURE PLAN

FOR SUBMISSION

This drawing is a preliminary conceptual drawing and is not to be used for construction purposes without the approval of the relevant authorities.

ANNEXURE B
COMMENTS FROM INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

19 MAY 2025

RECEIVED

To ▢ Aan: Director: Planning + Economic Development
Att Aandag: Nolusindiso Momoti
From ▢ Van: Principal Technician: Development (Infrastructure Services)
Author ▢ Skrywer: Kurt Titus
Date ▢ Datum: 16 May 2025
Our Ref ▢ Ons Verw: Civil LU 2847
Town Planning Ref: LU/17838 – TP926/2024
Re ▢ Insake: Erf 327, Jamestown: An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 327, Jamestown for the following: 1. Subdivision in terms of Section 15 (2) (d) of the said By-law, into; 1.1 Portion A (435 m² in extent) and 1.2 Remainder of Erf 327 (540 m² in extent) 2. Departure in terms of Section 15(2)(b) of the said bylaw in order to relax the street building line to be 0m in lieu of 3m to allow for the existing building on the proposed portion A.

FILE NR:

E 327 JT

SCAN NR:

786066

COLLABORATOR NR:

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

1. **Water Services**
 - 1.1 Each erf must have its own metered water connection point.
 - 1.2 The existing water connection on **Portion A** must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.

- 1.3 The cost of the installation of the water connection for ERF RE/327 is for the account of the applicant.
- 1.4 No private water pipes may cross an internal erf boundary.
- 1.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the water connection.
- 1.6 Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new water connection.

2. Sewer Services

- 2.1 Each erf must have its own sewer connection.
- 2.2 The existing sewer connection on **Portion A** must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.
- 2.3 The cost of the installation of the sewer connection for ERF RE/327 is for the account of the applicant.
- 2.4 No private sewer pipes may cross an internal erf boundary.
- 2.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the sewer connection. Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new sewer connection.

3. Site Access

- 3.1 The developer is responsible for ensuring that each erf has access from the public road into the respective properties, this includes dropping of curbs or sidewalks to gain access.
- 3.2 The cost of the installation of the access is for the account of the applicant.

4. Development Charges (DCs)

- 4.1 The following DC's are payable: See **Development Charge Calculation** attached.
A final calculation will be provided prior to payment.

- 4.2 The appropriate DC's are payable before subdivision clearance.
- 4.3 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

5. Clearance Certificates

- 5.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above-mentioned conditions.
- 5.2 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance is issued.

Ktitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2847 (Ku) Erf 327 Jamestown (LU-17838 TP926-2024)\2847 () Erf 327 Jamestown (LU-17838 TP926-2024).doc





Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION

Application Number:	LU2847
Development Name:	
Date:	16 May 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	327
DC Parameters Reference:	DC_Subdivision Plan_BLUplan Consultant_DRN NO: PL002_ Date: 6/10/2024

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	M/day	M/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage:	0.7	0.6	0.023	0.04	4		4	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	0.70	0.60	0.02300	0.040	4.0		4	
Charges before adjusting for positive only, before Deductions	R 23 055.20	R 21 749.88	R 5 007.83	R 4 112.00	R 25 372.14	R 79 297.05	R 16 217.25	R 95 514.30
Charges adjusted for positive only, before Deductions	R 23 055.20	R 21 749.88	R 5 007.83	R 4 112.00	R 25 372.14	R 79 297.05	R 16 217.25	R 95 514.30
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 23 055.20	R 21 749.88	R 5 007.83	R 4 112.00	R 25 372.14	R 79 297.05	R 16 217.25	R 95 514.30
VAT:	R 3 458.28	R 3 262.48	R 751.17	R 516.80	R 3 805.62	R 11 894.56	R 2 432.59	R 14 327.14
Total Development Charges Payable (including VAT):	R 26 513.48	R 25 012.36	R 5 759.00	R 4 728.80	R 29 177.96	R 91 191.60	R 18 649.84	R 109 841.44

APPLICANT INFORMATION

Application Processed by:	Kurt Titus
Signature:	<i>Ktitus</i>
Notes:	Credit for mother erf 327 = 975m2

OK

Stellenbosch Town

L and Use Category	Unit Type	Existing Usage				Proposed Use/Usage				Useful (gross) value, development value									
		Area (m²)	Year	Area (m²)	Year	Area (m²)	Year	Area (m²)	Year	Water	Sanitation	Electricity	Local Transport	Road & Transport	Other	Other	Other	Other	Other
Residential	Single Residential >1000m²	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Single Residential >500m²	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Single Residential >250m²	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Single Residential <250m²	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Second Dwellings	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Less Formal Residential	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Group Residential	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Apartments	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Refurbished Village	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Old age home	du								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Accommodation	Student Accommodation/Communes/Hostels	rooms								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Guest House	rooms								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Converted Guest House	rooms								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Hotel, Residential	rooms								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	General Business	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Commercial	Office	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Retail/Shop	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Restaurant	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Outdoor Function / Picnic Area	perman								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Conference Facility/Place of assembly	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Hospital/Clinic/Medical Rooms	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	University/College	student								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	School/Day Care	student								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Industrial - light	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Industrial - heavy	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Industrial	Warehousing/Light Manufacturing	m2 GLA								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Storage Facilities	unit								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Non-Residential	Open Space/Natural Environment/Utility Site	ha								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other	Roads and Parking	ha								Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	To be calculated	ha								0,0000	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	(Based on equivalent demands)	ha								0,0000	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total Area:		0								0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Charges before adjusting for positive only, before Deductions		R	23 055,20	R	21 748,68	R	5 007,83	R	4 112,00	R	25 372,14	R	79 287,05	R	18 217,25	R	38 814,36
Charges adjusted for positive only, before Deductions		R	23 055,20	R	21 748,68	R	5 007,83	R	4 112,00	R	25 372,14	R	79 287,05	R	18 217,25	R	38 814,36
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Discount Deduction (%)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Additional Deduction per service - from Service Agreement (swg)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Sub Total after Adjustments and Deductions (excluding VAT)		R	23 055,20	R	21 748,68	R	5 007,83	R	4 112,00	R	25 372,14	R	79 287,05	R	18 217,25	R	38 814,36
VAT		R	3 438,28	R	3 262,45	R	751,17	R	610,80	R	3 805,82	R	11 894,56	R	2 432,59	R	5 227,14
Total Development Charges		R	26 493,48	R	25 011,13	R	5 759,00	R	4 722,80	R	29 177,96	R	91 181,61	R	20 649,84	R	44 041,50

PK



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

To : **Manager: Land Use Planning**
From : **Manager: Spatial Planning**
Reference : **Spatial Planning - Preliminary Consideration Letter**
Date : **23 July 2025**
Land Use/TPAMS no. : **LU/17838**

Dear Colleagues,

This letter refers to the following application:

1. Property Description:

RE Erf 327, Jamestown

2. Land Use Application:

Subdivision of remainder Erf 327, Jamestown into two portions measuring 540m² and 435m² respectively.

3. Preliminary Review Outcome:

Based on the information provided the Spatial Planning Department has reviewed the following land use application and determined that **no further input or spatial assessment is required.**

The application may be finalised without further input from the Spatial Planning section.

Bernabé de la Bat (Manager: Spatial Planning)

Date: **23/07/2025**