



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16863(TP689/2024)

Our File Reference Number: Erf 346, 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 AND PERMANENT DEPARTURE ON ERF 346, 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 346, Jamestown for:

2.2 **Subdivision** of Erf 346 in terms of Section 15 (2) (d) of the said By-law, into;

- i. Portion A ($\pm 273 \text{ m}^2$ in extent)
- ii. Remainder of Erf 346 ($\pm 273 \text{ m}^2$ in extent)

2.3 **Permanent departure** in terms of Section 15 (2) (b) of the said by-law, into;

- i. To allow 0m common building line in lieu of 1m on both newly created properties to accommodate newly semi-detached dwelling units.

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

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

- 3.1. 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.

3.2. 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.

3.3 The Surveyor General approved diagrams of the newly created units must be submitted to the Stellenbosch Municipality for clearance and record purposes.

3.4 The development be implemented in accordance with the Subdivisional and Street numbering plan, referenced as drawings No: JT346; drawn by fbv; dated on 22 November 2021, attached as **Annexure A**.

3.5 The conditions imposed by Directorate: Infrastructure Service in their memorandum dated 19 September 2024, attached as **Annexure B** be adhered to.

3.6 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.

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

4.1 The proposed subdivision presents a form of moderate densification within an urban edge, which is compliant with the principles of the MSDF.

4.2 The proposed subdivision sizes is not out of character with the current surrounding properties sizes.

4.3 The permanent departure application to allow 0m common building line in lieu of 1m on both newly created properties will not have undesirable precedent, as the proposed semi-detached dwelling is not out of character with the current surrounding properties.

5. Matters **to be noted**:

5.1 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.

5.2 The display of street numbers must comply with Section 31 of the Roads and Streets By-Law, 2021.

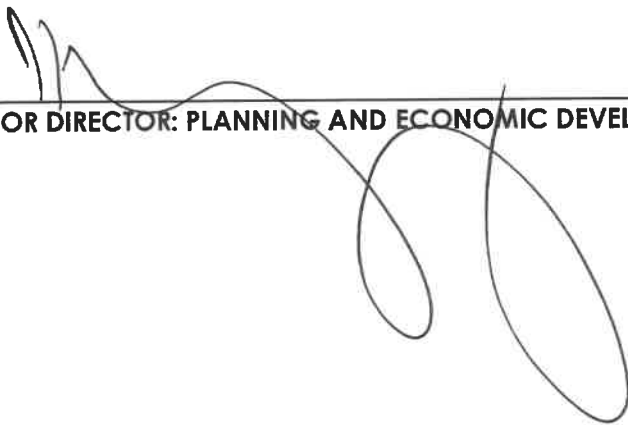
5.3 It is the responsibility of the applicant to inform essential services, other relevant authorities and departments of the new street naming and numbering, e.g., the South African Police Service, Post Office, Telkom, emergency and ambulance services, etc. after the registration of the properties.

5.4 Copies of the decision will be internally circulated to the municipal departments responsible for finance, fire management, engineering services and GIS for their action.

6. 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.
7. 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.
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 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.
11. 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

23/9/2025
DATE

COPIES TO:

[REDACTED]

[REDACTED]

ANNEXURE A
SUBDIVISIONAL + DEPARTURE PLAN

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~~

23/9/2023
DATE

375
(ROAD)

~~PORTION A~~
~~± 273m²~~

Remainder
± 273m²

 $(\pm 107\text{m}^2)$ $(\pm 87\text{m}^2)$

ROAD 4, 72m

1157

968
Public Place

ROAD 4,72m

ZONING	
PORTION A	Conventional residential
REMAINDER	Conventional residential

1. The figure ABCDE represents Erf 346 Jamestown.
2. The figure ABfgE represents subdivision Portion A.
3. The figure fCDg represents Remainder Erf 346 Jamestown.

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



System: WG 19

PROPOSED SUBDIVISION
ERF 346 JAMESTOWN
STELLENBOSCH

Ref: JT346

Dwg : SUBD

fbv
friedlaender burger & volkmann

ANNEXURE B

COMMENTS FROM INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Salome Newman
From ▫ Van:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Kurt Titus
Date ▫ Datum:	19 September 2024
Our Ref ▫ Ons Verw:	Civil LU 2728
Town Planning Ref:	LU/16863
Re ▫ Insake:	Erf 346, Jamestown: An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 346, Jamestown for the Subdivision in terms of Section 15 (2) (d) of the said By-law, into; i. Portion A (273 m ² in extent) and ii. Remainder of Erf 346 (273 m ² in extent)

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

1. Water connection

- 1.1 Each erf must have its own water connection and water meter installed
- 1.2 A professionally registered engineer must prepare a drawing indicating the new water layout and connection point and must be submitted for formal approval before construction commences.
- 1.3 Once the subdivision is formally approved, the Municipality can be contacted to install the water connections and water meter.
- 1.4 The cost of the installation is for the account of the owner.
- 1.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the water connection has been installed to their satisfaction.

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2. Sewer connection

- 2.1 Each erf must have its own sewer connection installed.
- 2.2 A professionally registered engineer must prepare a drawing indicating the new sewer layout and connection point and must be submitted for formal approval before construction commences.
- 2.3 A quotation for the sewer connection inspection can be provided by the Water Services Department contact person Leandro Hendricks 021 808 8725.
- 2.4 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.
- 2.5 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 according to the Zone scheme and indicated at Building plan stage.

4. General

- 4.1 Any changes to any existing civil engineering services of Stellenbosch Municipality are for the account of the owner.
- 4.2 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance will be issued.
- 4.3 Civil engineering As-Built drawings must be submitted to Infrastructure Services, Stellenbosch Municipality, that was prepared by a professional engineer before clearance will be issued.

5. Development Charges (DCs) Subdivision

- 5.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended prior to clearance.
- 5.2 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.

5.3 The appropriate DC's are payable before subdivision clearance.

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.

Ktitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

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Stellenbosch Municipality

Development Charge Calculation

Application Number:		Civil LU 2728
Development Name:		
Date:		19 September 2024
Financial Year:		2024/2025
Erf Location (Select from 7 Locations):		Stellenbosch Town
Erf Region (Select Urban or Rural):		Urban
Erf No. / Farm No.:		346
DC Parameters Reference:		DC Calc_ Proposed Subdivision Plan_ Friedlaender Burger & Volkmann_ Ref: JT346_ Date: 22 November 2021.

SUMMARY OF DC CALCULATION								
Unit(s)	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
	kl/day	kl/day	ha°C	kl/week	trips/day		persons	
Total Increased Services Usage:	0.6	0.55	0.018	0.04	4			
Total Service Usage Reduction:	0	0	0	0	0.0		4	
Charges before adjusting for positive only, before Deductions:	0.60	0.55	0	0.04	4			
Charges adjusted for positive only, before Deductions:	19 761.60 R	19 937.39 R	3 919.17 R	4 112.00 R	25 372.14 R	73 102.30 R	16 217.25 R	89 319.55 R
Total Deductions:	19 761.60 R	19 937.39 R	3 919.17 R	4 112.00 R	25 372.14 R	73 102.30 R	16 217.25 R	89 319.55 R
Total Development Charges Payable (excluding VAT):	19 761.60 R	19 937.39 R	3 919.17 R	4 112.00 R	25 372.14 R	73 102.30 R	16 217.25 R	89 319.55 R
VAT:	2 864.24 R	2 800.61 R	587.88 R	616.80 R	3 805.82 R	10 965.34 R	2 432.59 R	13 397.93 R
Total Development Charges Payable (including VAT):	22 725.84 R	22 928.00 R	4 507.04 R	4 728.80 R	29 177.96 R	84 067.64 R	18 649.84 R	102 717.48 R

Application Processed by:		Kurt Titus
Signature:		<i>Krtitus</i>

Notes:

Credit for exist erf of more than 500m2

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
		Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result									
Residential	Single Residential >100m2	du						0	R	-	R	-	R	-	R	-
	Single Residential >500m2	du					-1	-R	26 346.80	-R	4 112.00	-R	85 491.79	-R	161 766.05	
	Single Residential >250m2	du					2	R	46 110.40	R	8 224.00	R	158 594.09	R	191 028.60	
	Single Residential <250m2	du					0	R	-	R	-	R	-	R	-	
	Second Dwelling	du					0	R	-	R	-	R	-	R	-	
	Leis Formal Residential	du					0	R	-	R	-	R	-	R	-	
Accommodation	Group Residential	du					0	R	-	R	-	R	-	R	-	
	Apartment	du					0	R	-	R	-	R	-	R	-	
	Retirement Village	du					0	R	-	R	-	R	-	R	-	
	Old age home	du					0	R	-	R	-	R	-	R	-	
	Student Accommodation/Commune/Hostels	rooms					0	R	-	R	-	R	-	R	-	
	Guest House	rooms					0	R	-	R	-	R	-	R	-	
Commercial	Converted Guest House	rooms					0	R	-	R	-	R	-	R	-	
	Hotel, Residential	rooms					0	R	-	R	-	R	-	R	-	
	General Business	m2 GLA					0	R	-	R	-	R	-	R	-	
	Office	m2 GLA					0	R	-	R	-	R	-	R	-	
	Retail/Shop	m2 GLA					0	R	-	R	-	R	-	R	-	
	Restaurant	m2 GLA					0	R	-	R	-	R	-	R	-	
Industrial	Outdoor Function / Picnic Area	persons					0	R	-	R	-	R	-	R	-	
	Conference Facility/Place of assembly	m2 GLA					0	R	-	R	-	R	-	R	-	
	Hospital/Clinic/Medical Rooms	m2 GLA					0	R	-	R	-	R	-	R	-	
	University/College	student					0	R	-	R	-	R	-	R	-	
	School/Day Care	student					0	R	-	R	-	R	-	R	-	
	Industrial - light	m2 GLA					0	R	-	R	-	R	-	R	-	
Non demand	Industrial - heavy	m2 GLA					0	R	-	R	-	R	-	R	-	
	Warehousing/Light Manufacturing	m2 GLA					0	R	-	R	-	R	-	R	-	
	Storage Facilities	unit					0	R	-	R	-	R	-	R	-	
	Open Space/Natural Environment/Utility Site	ha					0.0000	R	-	R	-	R	-	R	-	
	Roads and Parking	ha					0.0000	R	-	R	-	R	-	R	-	
	To be calculated	n/a					0	R	-	R	-	R	-	R	-	
Other	(Based on equivalent demands)	n/a														
Total Area:		0														
Total Area:		0														
Charges before adjusting for positive only, before Deductions																
Charges adjusted for positive only, before Deductions																
Deductions per services (from usage reductions)																
Discount Deduction (%)																
Additional Deduction per service - from Service Agreement (sum)																
Sub Total after Adjustments and Deductions (excluding VAT)																
VAT																
Total Development Charges																