NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

SUBDIVISION OF ERF 1146, JAMESTOWN, STELLENBOSCH

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

Application Property Address: Webersvallei Road, Jamestown, Stellenbosch, 7600

Application Property Number: Erf 1146

Applicant: Mark Straughan for Friedlaender, Burger & Volkmann

Owner: Peter Frederick Williams

Application Reference: TP1440/2025

Description of land development proposal:
An application has been made in terms of the Stellenbosch Municipal Land Use Planning Byaw, 2019, as follows:

I. In terms of Section 15(2)(d) for the subdivision of Erf 1146, Jamestown into Portion A (±2 487 m²) and the Remainder (±3 414 m²),
II. including the registration of a ±10 m wide access servitude over the Remainder to provide access to 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 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-notices/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: Mark Straughan, mark@fbvsurvey.co.za and charne@fbvsurvey.co.za. 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 **17 April 2026.**

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 021 886 4004 during normal office hours.

Yours faithfully

Mark Straughan

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

ONDERVERDELING VAN ERF 1146, JAMESTOWN, STELLENBOSCH

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

Adres van aansoek eiendom: Webersvalleiweg, Jamestown, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 1146

Aansoeker: Mark Straughan vir Friedlaender, Burger & Volkmann

Eienaar: Peter Frederick Williams

Aansoek Verwysing: TP1440/2025

Besonderhede van die grondgebruiksaansoek:
'n Aansoek ingevolge die Stellenbosch Munisipale Verordering op Grondgebruikbeplanning, 2023, ingedien soos volg:

I. Ingevolge Artikel 15(2)(d) vir die onderverdeling van Erf 1146, Jamestown in Gedeelte A (±2 487 m²) en die Restant (±3 414 m²),
II. insluitend die registrasie van 'n ±10 m breë toegangsserwituut oor die Restant om toegang tot Gedeelte A te voorsien.

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 tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: Mark Straughan, mark@fbvsurvey.co.za en charne@fbvsurvey.co.za. Deur 'n beswaar, kommentaar of vertoë 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 **17 April 2026.**

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 886 4004 gedurende normale kantoor ure.

Die uwe

Mark Straughan

Proposed

SUBDIVISION OF ERF 1146, JAMESTOWN, STELLENBOSCH

Western Cape Province

Prepared by

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Contents

1 Summary of proposal....1
2 List of Annexures....2
3 Proposal....3
4 Authority to apply....3
5 Restrictive title deed conditions....3
6 The property....3
6.1 Description....3
6.2 Current use and zoning....3
6.3 Soil potential....3
6.4 Biodiversity....3
6.5 Access....4
6.6 Services....4
6.7 Water Rights....4
7 Reason for the proposal....4
8 Motivation....4
9 Conclusion....4

1 Summary of proposal

Summary of proposal	
Property	Erf, 1146 Jamestown, Stellenbosch
Owner	Williams Peter Frederick
Title deed	T47047/2021
Area of property	5901 m^2
Restrictive title deed conditions	None
Change in land use	None
Rezoning	None
Current Zoning	Agriculture and Rural Zone
Proposal	Subdivision into Portion A (±2487m^2) and the Remainder (±3414m^2), including
	The registration of a ±10m wide access servitude over the Remainder to provide access to Portion A

2 List of Annexures

Annexure	Description
A	Locality plan
B	Plan of proposed subdivision
C	Title deed T47047/2021
D	Conveyancer certificate
E	Power of attorney
F	Diagram Erf 1146 – No 2755/2017
G	Spatial Analysis Extract (Cape Farm Mapper)
H	Pre-Application Scrutiny Feedback

3 Proposal

Friedlaender, Burger and Volkmann has been appointed by Peter Frederick Williams, the registered owner of Erf 1146, Jamestown, Stellenbosch ("the property"), to apply in terms of section 15(2)(d) of the Stellenbosch Municipal Planning By-Law, 2019.

Application is therefore made for the:

i. Subdivision of Erf 1146 into Portion A (±2487m²) and the Remainder (±3414m²), including,
ii. The registration of a ±10m wide access servitude over the Remainder to provide access to Portion A

Please refer to the Locality Plan included as **Annexure A** and the Plan of Proposed Subdivision included as **Annexure B.**

4 Authority to apply

Erf 1146, Jamestown, is registered in the name of Peter Frederick Williams under Title Deed T47047/2021. A copy of the title deed is attached as **Annexure C**.

A Power of Attorney authorising Friedlaender, Burger and Volkmann to act on behalf of the owner is attached as **Annexure E**.

5 Restrictive title deed conditions

There are no restrictive title deed conditions obstructing the proposed subdivision or servitude registration. A copy of the Conveyancer certificate is attached as **Annexure D**.

6 The property

6.1 Description

The property is situated in Jamestown, along Webersvallei Road, measuring approximately 5901m² in extent. The property is undeveloped. The Surveyor-General Diagram (SG No. 2755/2017) is included as **Annexure F**.

6.2 Current use and zoning

The property is currently undeveloped dry land and zoned Agriculture and Rural in terms of the Stellenbosch Municipal Zoning Scheme By-Law.

6.3 Soil potential

According to Cape Farm Mapper (**Annexure G**), the property falls within the category of Cultivated Fields. However, given its very small extent (0.59 ha), the land is well below the threshold of a viable agricultural unit (generally ±40 ha in the Western Cape). Its location on the urban fringe and its limited area mean it cannot function as a productive farming unit, therefore subdivision will not compromise its agricultural potential, as the land is already unsuitable for commercial agriculture.

6.4 Biodiversity

The property is not located within a Critical Biodiversity Area (CBA) and does not contain any sensitive vegetation or protected habitats, so the proposed subdivision will have no negative impact on biodiversity.

6.5 Access

Access is from Webersvallei Road via an existing 6 m wide servitude road, and the new proposed 10 m wide servitude over the Remainder will give access to Portion A.

6.6 Services

There are currently no municipal services connected to the property.

6.7 Water Rights

The property will operate as dry land with no water allocation.

7 Reason for the proposal

The owner wishes to subdivide the property to allocate portions of land to his family. The subdivision does not involve any change in land use or rezoning and is consistent with the surrounding area. This is a family-driven subdivision, rather than one motivated by agricultural or commercial development.

8 Motivation

The property measures only 0.59 ha (5 901 m^2), which is well below the size required for a viable economic agricultural unit (generally ±40 ha). Its small extent limited cultivated area, and location on the urban fringe mean it cannot be managed as a productive farming operation, and subdivision will therefore not affect agricultural potential.

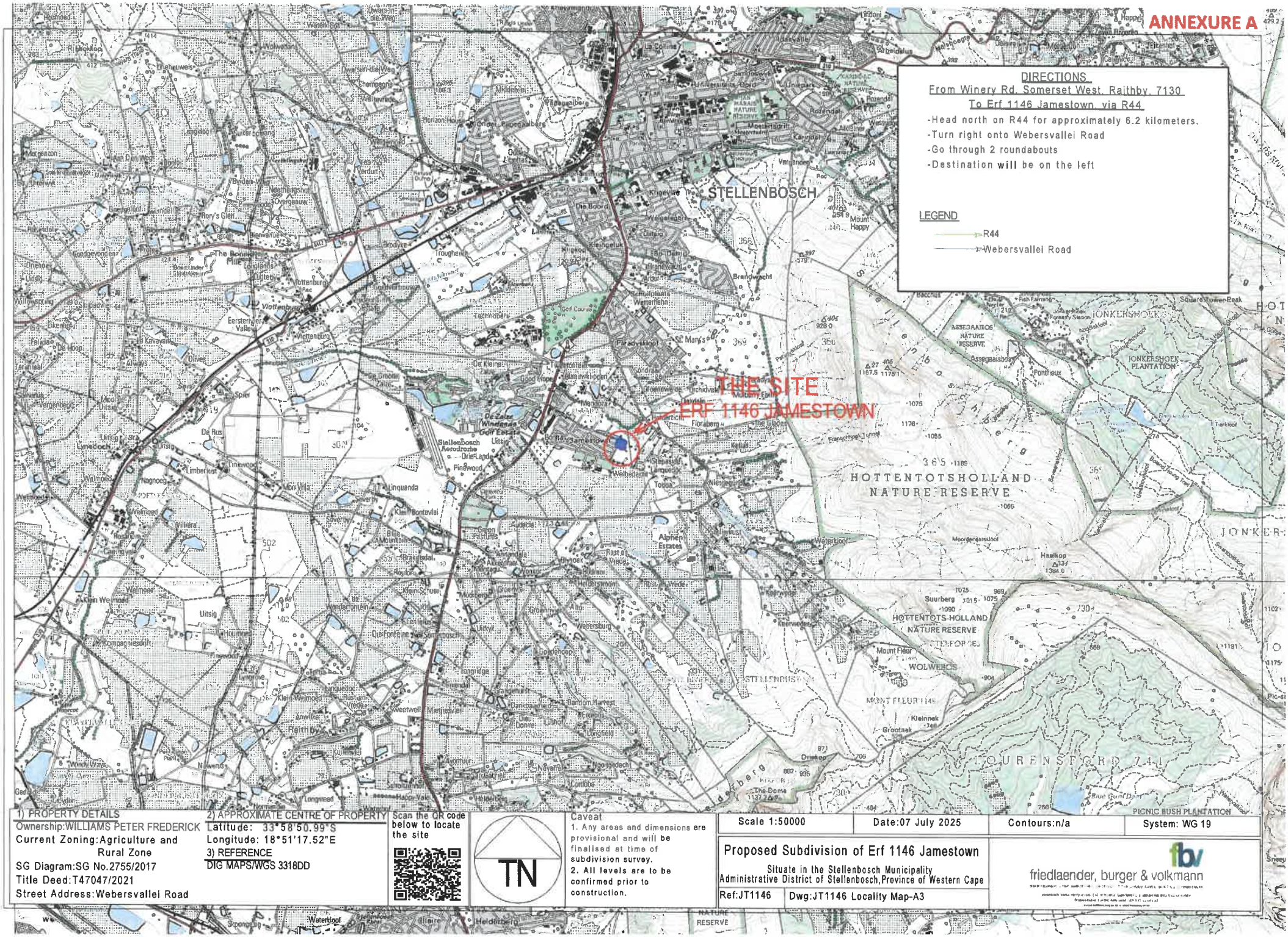
The subdivision is family-driven, intended to allocate land to the owner's family rather than for agricultural or commercial development. It does not involve any change in land use or rezoning.

Access to both portions will be secured via existing servitude road and a new 10 m wide servitude across the Remainder.

There are no biodiversity constraints or sensitive environmental features, so the proposal will have no negative ecological impacts.

9 Conclusion

The proposal complies with all applicable municipal and provincial legislation and policies. It represents a logical and appropriate subdivision of a small rural property on the urban fringe, does not require rezoning, and will not negatively affect agricultural potential, biodiversity, or surrounding land uses. The application supports orderly and responsible land management while allowing the landowner to allocate land for family purposes in a manner consistent with the character of the area. A concurrent Act 70 of 1970 application has been submitted to DALRRD, and the Municipality's Pre-Application Scrutiny Feedback is attached (**Annexure H**). No reasons for refusal of the application are apparent.



1) PROPERTY DETAILS
Ownership:WILLIAMS PETER FREDERICK
Current Zoning:Agriculture and Rural Zone
SG Diagram:SG No.2755/2017
Title Deed:T47047/2021
Street Address:Webersvallei Road

2) APPROXIMATE CENTRE OF PROPERTY
Latitude: 33°58'50.99"S
Longitude: 18°51'17.52"E
3) REFERENCE
DIG MAPS/WGS 3318DD

Scan the QR code below to locate the site

Caveat
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.

Scale 1:50000	Date:07 July 2025	Contours:n/a	System: WG 19

Proposed Subdivision of Erf 1146 Jamestown
Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch, Province of Western Cape

Ref:JT1146 | Dwg:JT1146 Locality Map-A3

fbv friedlaender, burger & volkmann

ANNEXURE B



Notes

TN

Scale 1:750 @ A4	Date:28 May 2025	System: WG 19

PROPOSED SUBDIVISION
ERF 1146
JAMESTOWN

Ref:JT1146	Dwg:PROP_SUB

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