



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16439 (TP568/2023)

Our File Reference Number: Erf 1145, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR SUBDIVISION ON ERF 1145, 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(s) in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:
 - i. **Subdivision** in terms of Section 15(2)(d) of the said By-Law of Erf 1145, Jamestown into two (2) portions namely Portion A ($\pm 2\,086\text{m}^2$ in extent) and the Remainder Portion ($\pm 5\,155\text{m}^2$ in extent), and which includes the registration of a reciprocal road servitude ($\pm 120\text{m}^2$) over Portion A in favour of the remainder portion, and 2.0m water pipeline servitude over the remainder portion in favour of 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 subdivision under consideration, as indicated on **SUBDIVISION PLAN_J1154-3_DATED 15 JANUARY 2025, AND DRAWN BY AJ VAN WYK SURVEYS**, attached as **ANNEXURE B** 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 development must be undertaken in accordance with the **SUBDIVISION PLAN_J1154-3_DATED 15 JANUARY 2025, AND DRAWN BY AJ VAN WYK SURVEYS**, and attached as **ANNEXURE B**.
- c) 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.
- d) The Surveyor General approved diagrams of the newly created unit must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.
- e) Each subdivided portion is strictly limited to a single dwelling unit with its associated outbuildings. This restriction must be registered as a binding condition in the title deed of each property and shall be enforceable in perpetuity to ensure compliance with this approval.
- f) All servitudes must reflect on the title deeds of the affected properties.
- g) The portions created may only be used for agricultural purposes.
- h) Any boundary wall or fencing between the subdivided portions shall be designed, constructed, and landscaped in a manner that does not visually divide the two portions.

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

- i. The proposed subdivision will result in the creation of land portions that are in line with the existing character of the surrounding area.
- ii. The proposed subdivision will not affect the agricultural viability of any of the properties involved or any adjacent properties.

2.4. **Matters** to be noted:

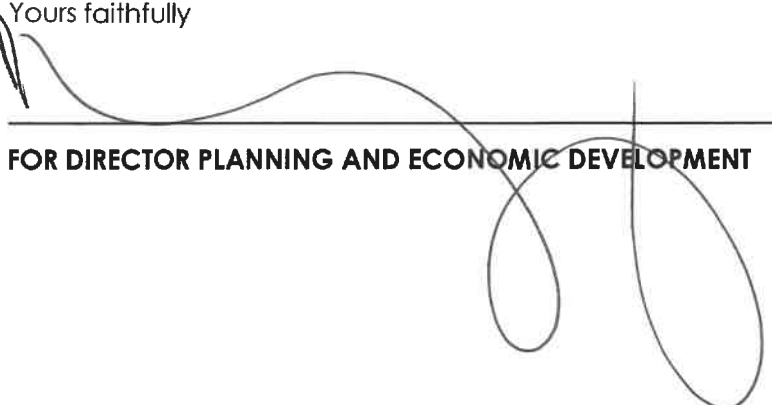
2.4.1. All electrical requirements be directed to Eskom.

2.4.2. The conditions imposed by the **Department of Agriculture, Land Reform and Rural Development** in their letter referenced 2024_01_0052, dated 07 July 2025, and attached as **ANNEXURE I**, BE NOTED.

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

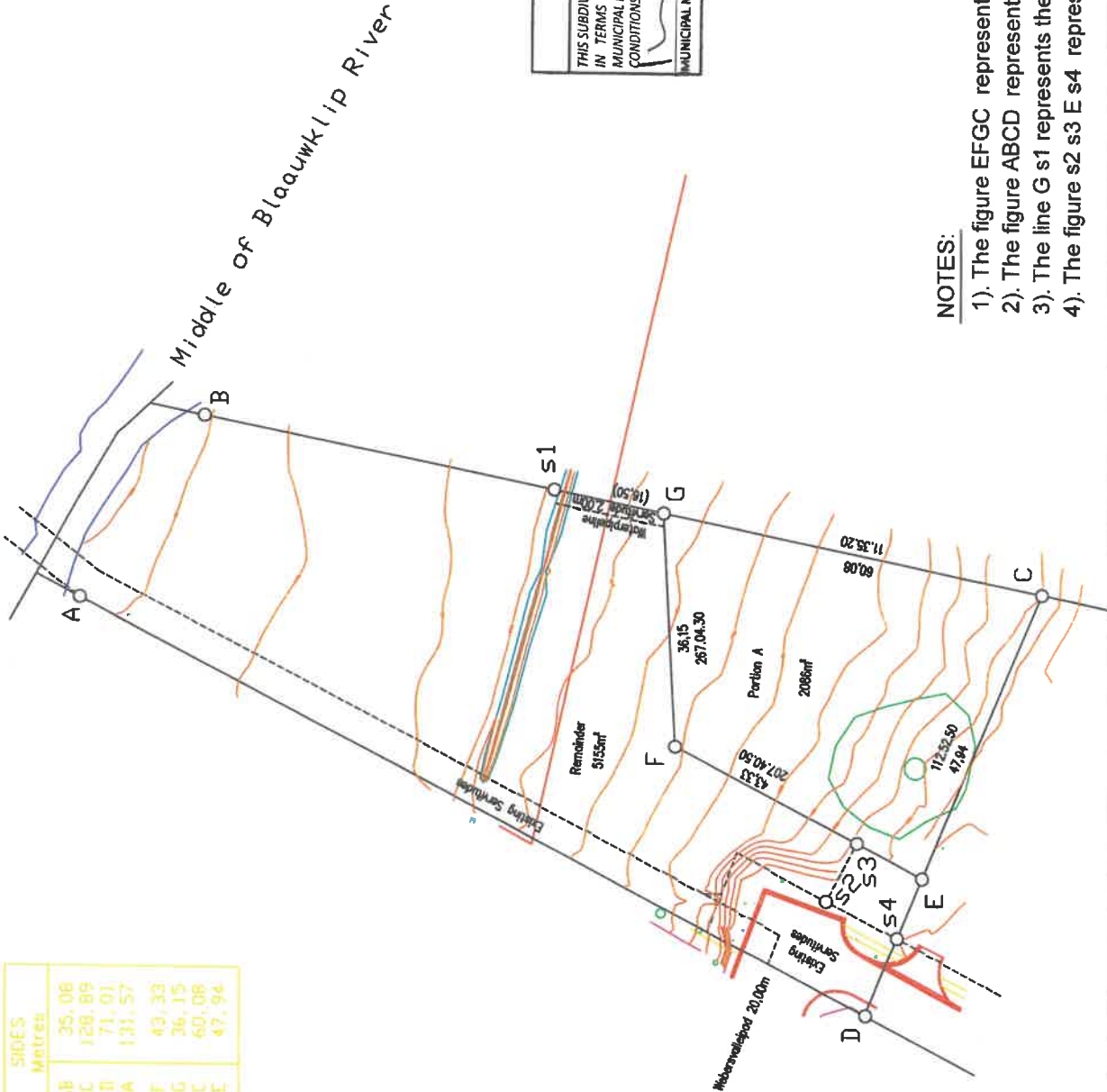
24/3/2026.
DATE



ANNEXURE B

SUBDIVISION PLAN

SIDES	Metres
AB	35,06
BC	128,89
CD	71,01
DA	131,57
EF	43,33
FG	36,15
GE	60,08
CE	47,96



STELLENBOSCH MUNICIPALITY	
THIS SUBDIVISION/CONVERSION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.	
MUNICIPAL MANAGER	DATE 24/3/2026

NOTES:

- 1). The figure EFGC represents 2086 square metres to be subdivided from Erf 1145 Jamestown;
- 2). The figure ABCD represents 7241 Square metres represents Erf 1145 Jamestown, in extent.
- 3). The line G s1 represents the eastern boundary of a Water Pipeline Servitude, 2,00m wide.
- 4). The figure s2 s3 E s4 represents 120 Square metres of a reciprocal Road Servitude.

PROJECT		SCALE	
PROPOSED SUBDIVISION OF ERF 1145 JAMESTOWN AT STELLENBOSCH		1 : 750	
DRAWING		PLAN NO.	
SUBDIVISIONAL PLAN		J1154-3	
		DATE	

ANNEXURE I

COMMENT FROM THE DEPARTMENT OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT



agriculture

Department:
Agriculture
REPUBLIC OF SOUTH AFRICA



OFFICE OF THE DIRECTOR: LAND AND SOIL MANAGEMENT
Private Bag X120, Pretoria, 0001; 20 Steve Biko Street, Pretoria, 0001
Tel: 012 319 7651/7413; E-mail: MotseiM@nda.gov.za/ ConstanceN@nda.gov.za
Web: www.nda.gov.za
Enquiries: Helpdesk Ref: 2025_03_0080

Breytenbach Mavuso Inc.
P. O. Box 693
BETHLEHEM
9700

Email : louise@breytlaw.co.za

Tel : 083 310 9257

Attention: L Botha

APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970: ERF NO. 1145 JAMESTOWN, DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

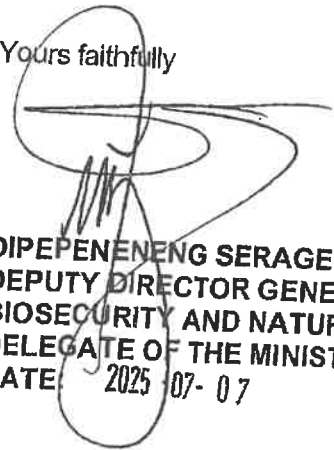
Your letter bearing reference Louise Botha dated 03 March 2025 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No. **58387** issued in terms of section 4 of the Act is enclosed.

To facilitate registration, the conveyancer must lodge the signed copy of the consent with the Registrar of Deeds together with the documents for registration.

Yours faithfully


DIPEPENENENG SERAGE
DEPUTY DIRECTOR GENERAL: AGRICULTURAL PRODUCTION,
BIOSECURITY AND NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER
DATE: 2025-07-07



agriculture

Department:
Agriculture
REPUBLIC OF SOUTH AFRICA

REF.

2025_03_0080

CONSENT IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, 1970

58387

By virtue of the powers delegated to me by the Minister of Agriculture, consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

ERF NO. 1145 JAMESTOWN, DIVISION OF STELLENBOSCH, IN EXTENT 7241m², WESTERN CAPE PROVINCE

PARAGRAPH 2: CONSENT GRANTED

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 2206m² and 5035m² respectively represented by the figures marked Portion A and Remainder as shown on the sketch plan attached.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

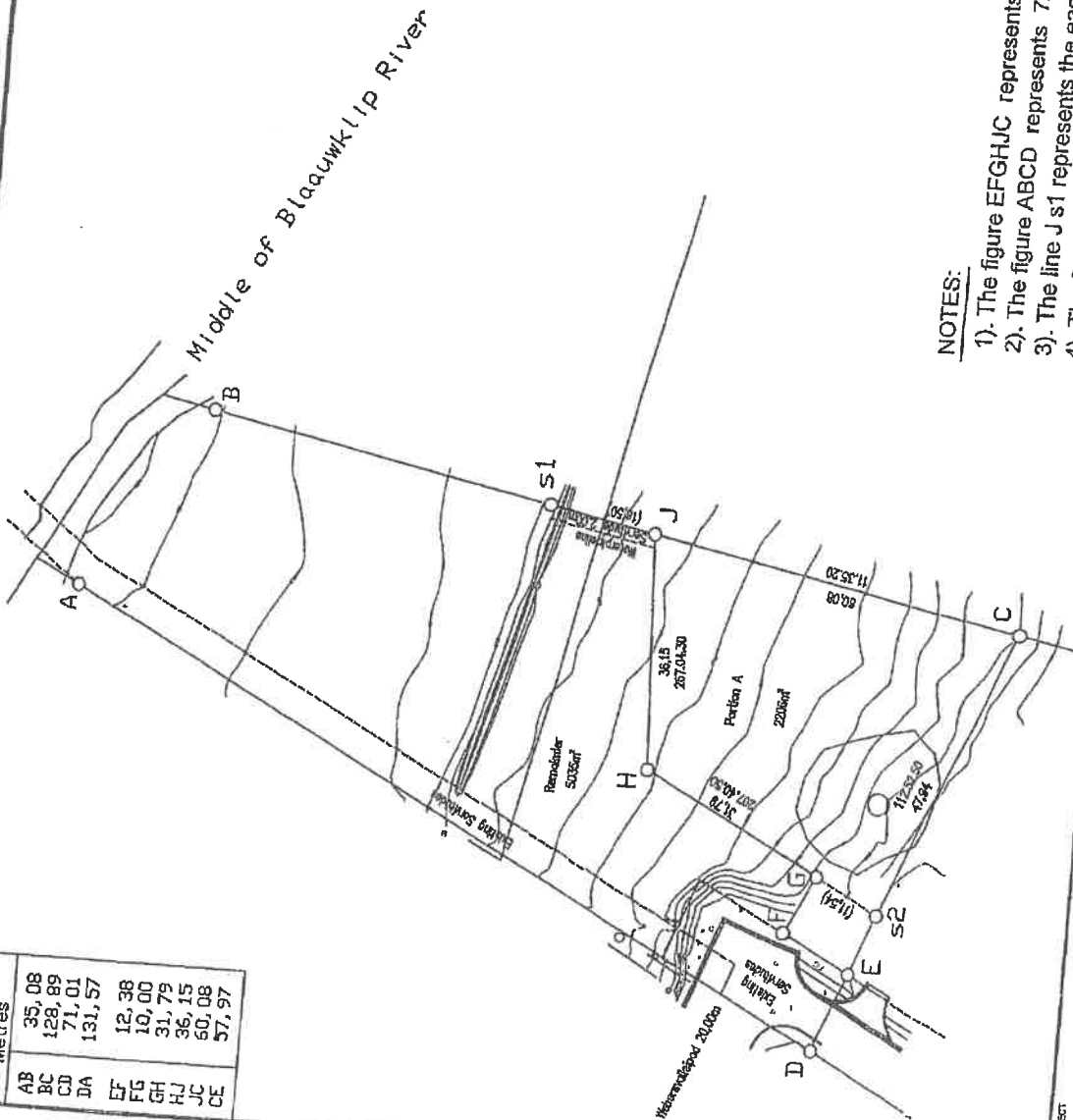
- 3.1 This consent does not imply that the above-mentioned subdivisions are assured a permanent water supply.
- 3.2 This consent does not exempt the property from the provisions of any other law and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.3 This consent is valid for 5 years from the date of grant. Should it not be registered within the time frame, a new complete application must be lodged, which will be considered on its own merits.

2025 -07- 07

DATE


DIPEPENENG SERAGE
DEPUTY DIRECTOR GENERAL:
AGRICULTURAL PRODUCTION, BIOSECURITY
AND NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

SIDES	Metres
AB	35,08
BC	128,89
CD	71,01
DA	131,57
EF	12,38
FG	10,00
GH	31,79
HJ	36,15
JC	60,08
CE	57,97



2025-07-07

SKETSKAART WAARNA VER-
SKETCHPLAN TO WHICH IS
REFERRED IN CONSENT

No. 58387

NOTES:

- 1). The figure EFGHJC represents 2206 square metres to be subdivided from Erf 1145 Jamestown;
- 2). The figure ABCD represents 7241 Square metres represents Erf 1145 Jamestown, in extent.
- 3). The line J s1 represents the eastern boundary of a Water Pipeline Servitude, 2,00m wide.
- 4). The figure s2 E F G represents 120 Square metres of a reciprocal Road Servitude.

SCALE	1 : 750
PLAN NO.	J1154-3
DATE	15/01/2025

PROPOSED SUBDIVISION
OF ERF 1145 JAMESTOWN AT STELLENBOSCH

SUBDIVISIONAL PLAN