STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP1574/2026)
Our File Reference Number: Erf 440, Jamestown
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir /Madam

APPLICATION FOR EXTENSION OF VALIDITY PERIOD ON ERF 440, JAMESTOWN

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1. That the application to Extend the Validity period for the subdivision and street naming on Erf 440, Jamestown in terms of Section 15(2)(i) of the Stellenbosch Municipal Land Use Planning Bylaw, for five (5) years from 01/04/2026 till 01/04/2031.

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 said Bylaw:

i. The approval will lapse if not implemented / confirmed within five years from 01/04/2026 till 01/04/2031.
ii. The approval only applies to the proposed extension of validity period 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.

iii. 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.

iv. All conditions of approval as per final approval letter dated 01/04/2021 and referenced letter dated 04/03/2021 is still applicable.

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

a. No surrounding properties will be materially affected by the application for an extension of time.

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 A

Erf 440, Jamestown

ANNEXURE B

STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Reference Number: Erf 440, Jamestown
Application Number: LU/9874
Your Reference Number: None
Enquiries: Pedro April / Nicole Katts
Email: pedro.april@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za
Contact No. 021 808 8683/8318

PER EMAIL: frankquitjooste@gmail.com

Sir/Madam

APPLICATION FOR A SUBDIVISION AND STREET NUMBERING: ERF 440, JAMESTOWN

1. This Municipality's letter dated 04 March 2021, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.

3. Accordingly, you may now act on the decision detailed in my letter dated 04 March 2021, subject to compliance with the conditions of approval.

Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

14/4/2021
DATE

STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9874
Our File Reference Number: Erf 440, Jamestown
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR A SUBDIVISION AND STREET NUMBERING: ERF 440, JAMESTOWN

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the application for a subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning by-law dated 20 October 2015, in order to subdivide Erf 440, Jamestown into three portions of Portion A (±365m²), Portion B (±446m²) and a Remainder Erf 440 (±239m²). See **ANNEXURE B**.

   BE APPROVED in term of Section 60 of the said by-law and subject to the following conditions of approval in terms of Section 66 of the said by-law:

   (a) The approval applies only to the subdivision and allocated street numbering in question (See **ANNEXURE B**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council and external authorities.
   (b) Erf diagrams must be submitted to the municipality for record purposes together with the request for clearances certificates.
   (c) The approval will lapse if not implemented within 5 years from the date of final notification.

(d) It is the responsibility of the applicant to inform external departments and organisations of the new street numbering, such as the Surveyor-General, Telkom, Post Office, the South African Police Service, Emergency Services, National Place Names Committee and map producers, etc. after the registration of the properties.

(e) That building plans be submitted to this municipality for approval, prior to any building work commencing on-site or to legalize unauthorised building work.

(f) The conditions of approval in the memorandum dated 02/12/2019 from the Directorate: Engineering Services in attached **ANNEXURE G**, must at all times be adhered to.

3. The reasons for the above decision are as follows:

a) The proposal is in compliance with the zoning scheme regulations for the proposed uses and size of the properties, consistent with relevant legislation, planning principles, policies and guidelines and do not specifically compromise the principles of the IDP or the Municipal SDF, if approved.

b) It is not envisaged that the approval of the proposal or the construction of new residential structures on the proposed erven will impact negatively on any surrounding property owner's or the street aesthetics.

c) The proposal presents a moderate form of densification within an urban edge, which is promoted by the Stellenbosch Municipal Spatial Development Framework.

d) Sufficient services and safe access could be provided to the proposed subdivisional units.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

5. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

(I) First names and surname;

(II) ID number;

(III) Company of Legal person's name (if applicable)

(IV) Physical Address;

(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is and offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

6. 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.

7. An applicant 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.

8. The approved tariff structure may be accessed and viewed on the municipal website (https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs) and the banking details for the General Account can also be accessed on the municipal website (https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file).

9. An applicant who lodge 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.

10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. Kindly note the above decision is suspended, and in the case of any approval, 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

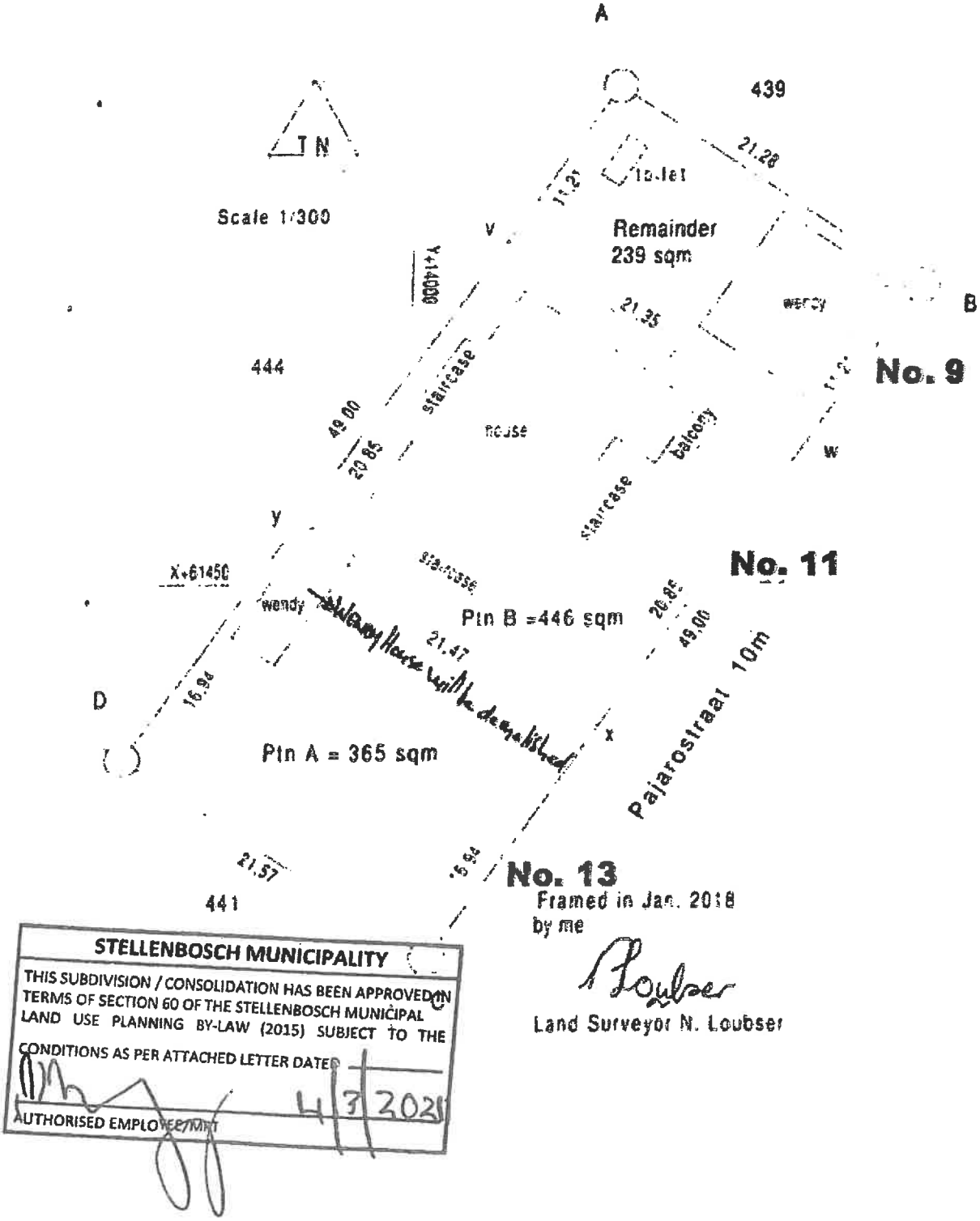
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 4/3/2021

ANNEXURE B:

Subdivisional and Street Numbering Plan

Proposed subdivision of Erf 440 Jamestown
in Portions A, B and the remainder
Situated in the Municipality and Admin. District Stellenbosch
Province of the Western Cape



Framed in Jan. 2018
by me

Land Surveyor N. Loubser

STELLENBOSCH MUNICIPALITY

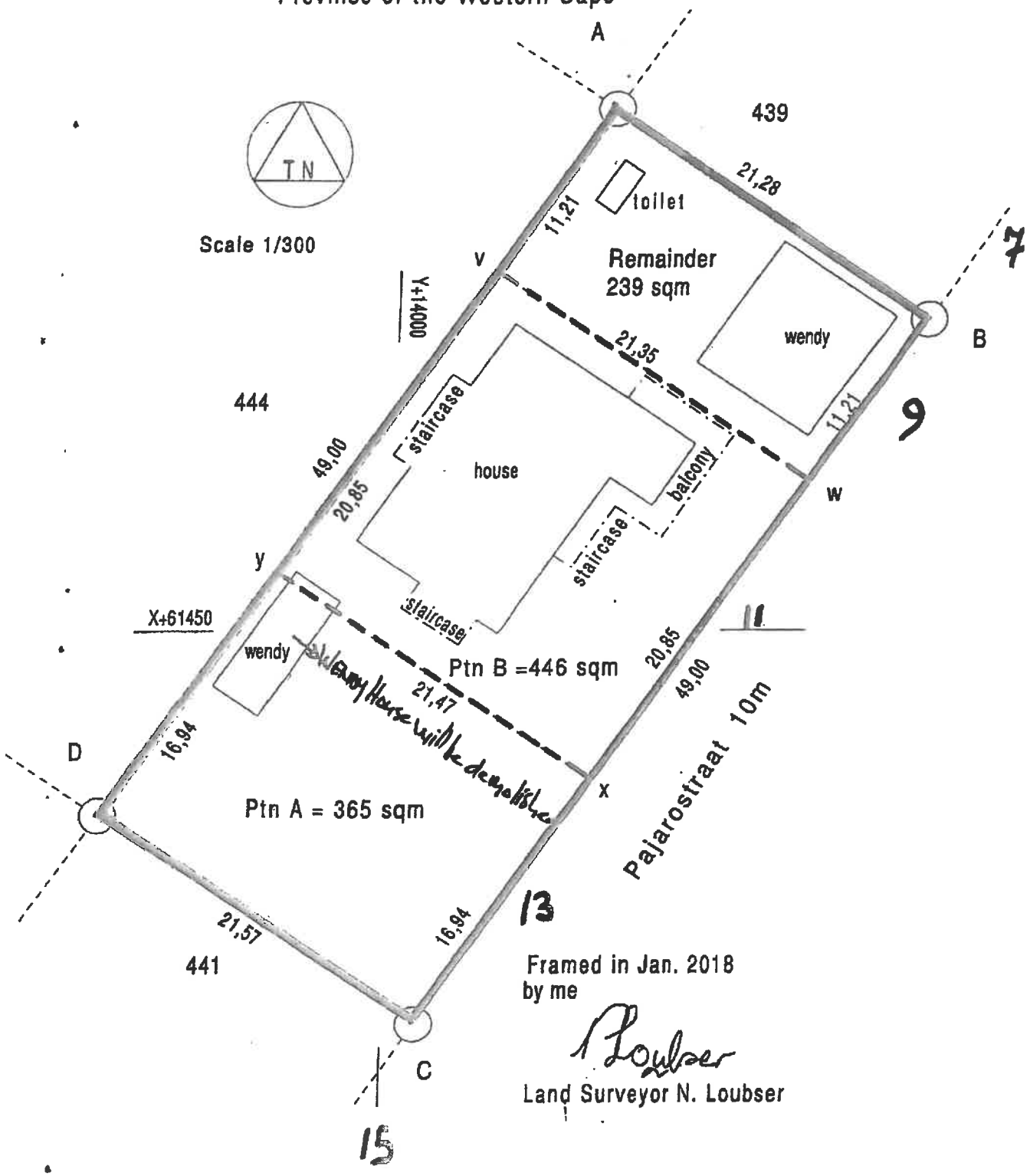
THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED

4/3/2021

AUTHORISED EMPLOYEE/MHT

PLAN NO. E440JT/01-2018/A

Proposed subdivision of Erf 440 Jamestown
in Portions A, B and the remainder
Situated in the Municipality and Admin. District Stellenbosch
Province of the Western Cape



Framed in Jan. 2018
by me

Land Surveyor N. Loubser

ANNEXURE G:

Directorate Engineering's comments

16

MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag	**N Katts**
From ▫ Van:	**Colin Taylor (Development)**
Date ▫ Datum:	**2/12/2019**
Our Ref ▫ Ons Verw:	**Civil Lu 1890**
Re ▫ Insake:	**Erf 440 Jamestown: Application for subdivision**

PLANNING AND ENVIRONMENT
03 DEC 2019
MUNICIPALITY/MUNISIPALITEIT STELLENBOSCH
BEPLANNING EN OMGEWING

FILE NR:
SCAN NR: E440 JT
COLLABORATOR NR: 671678

This memo supersedes the one dated 19/09/2019.

Details, specifications and information reflected in the following documentation refers:

- Subdivisional Plan No. E440JT/01-2018/A by P Jooste, dated 21 October 2019

The application is for the following items:

i. The subdivision of Erf 440, Jamestown into three portions of Portion A (±365m²), Portion B (±365m²) and Remainder (±239m²).

Comments from the Transport, Roads and Stormwater, Water Services, Traffic Engineering and Development Departments will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

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

1. Water Connections

1.1 Each erf must have its own water connection and water meter installed.
1.2 Once the subdivision is formally approved, the Municipality can be contacted to install the water connections.
1.3 The cost of the installation is for the account of the owner. No internal water pipes may cross the lateral boundary, unless protected by a registered servitude.

2. Sewer Connections

2.1 Each erf must have its own sewer connection.
2.2 No internal sewer pipes may cross the lateral boundary, unless protected by a registered servitude.
2.3 The cost of the installation of the sewer connection is for the account of the owner.

2.4 Once the subdivision is formally approved. An engineer's drawing indicating the new sewer layout and connection point must be submitted for approval.
2.5 A quotation for the sewer connection inspection can be provided by the Water Services Department.
2.6 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.
2.7 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. Development Charges (DCs)

3.1 Based on the information provided, the Development Charges payable by the developer is R147 250.23 (Vat incl.) as per attached Development Charges calculation.
3.2 The DC's were calculated for the 2019/2020 financial year. If the account is paid after 30 June 2020 it has to be recalculated using the then applicable tariffs.
3.3 The appropriate DC's are payable before a Clearance certificate can be issued.

4. Roads

4.1 The driveway widths must be a minimum 3.0m.

5. General

5.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

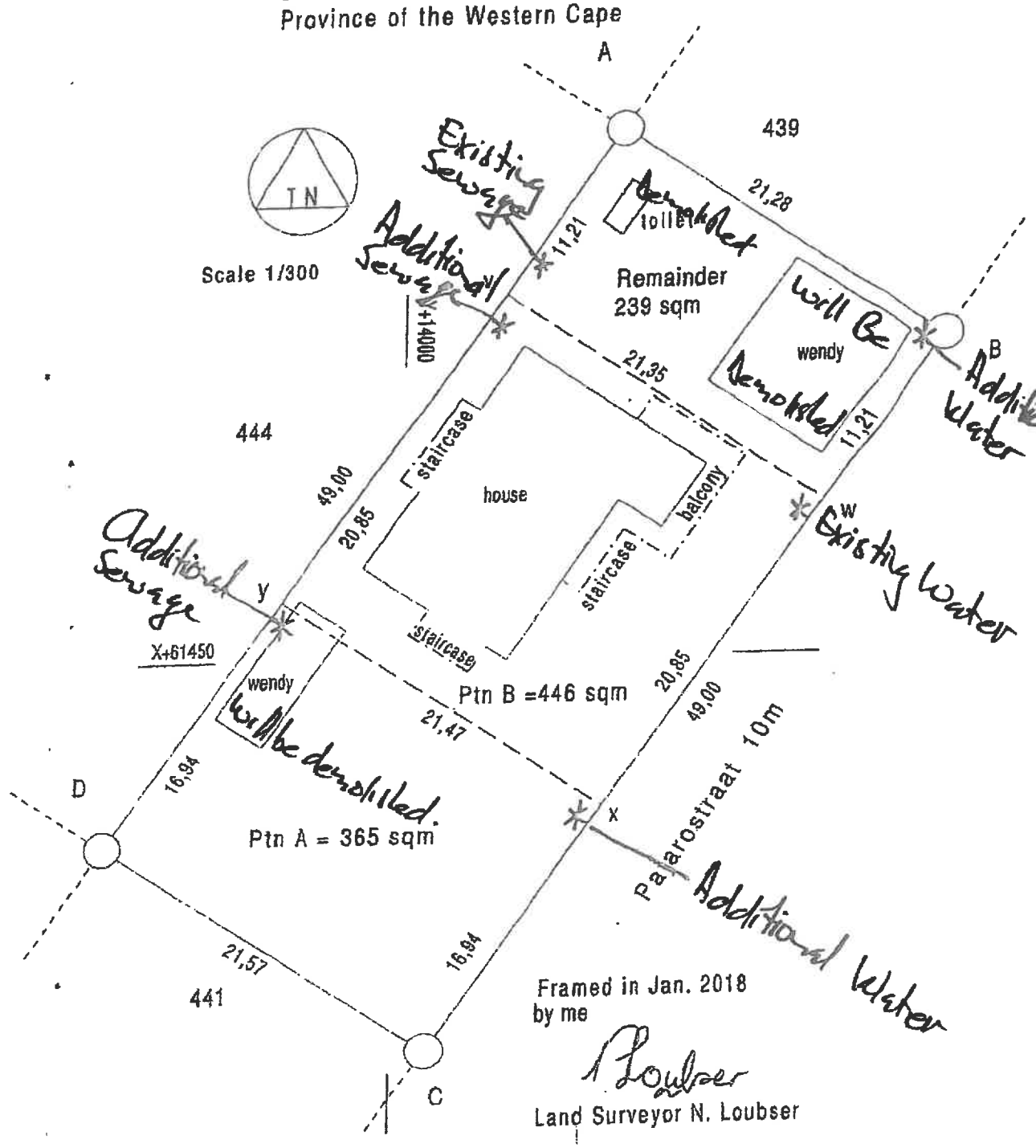
6. Clearance Certificates

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.

COLIN TAYLOR
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)
V:\2.0 DEVELOPMENT\00 Developments\1890 (CT) Erf 440 Jamestown (Pajaro Laan)\1890 -Erf 440, Jamestown 20191202_2.doc

PLAN NO. E440JT/01-2018/A

Proposed subdivision of Erf 440 Jamestown
in Portions A, B and the remainder
Situated in the Municipality and Admin. District Stellenbosch
Province of the Western Cape



My suggestions for Water & Sewage connections subject to guidance and approval of municipality.

F. P. Jooste

~~Jooste~~ 21/10/2019

Stellenbosch Municipality - Development Charge Calculation

APPLICATION INFORMATION

Application Number	
Date	Thursday, 29-Aug-2019
Financial Year	2019-20
Erf Location	[redacted]
Erf No	440
Erf Size (m^2)	1 050
Suburb	Jamestown
Applicant	Frankquit Jooste
Approved Building Plan No.	

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	ha*C	t/week	trips/day	person	
Total Increased Services Usage	0,800	1,000	0,016	0,080	8,00	8,0	
Total Development Charges before Deductions	R 20 937,92	R 25 101,75	R 1 576,91	R 4 097,87	R 50 453,31	R 25 875,93	R 128 043,68
Total Deductions							
Total Payable (excluding VAT)	R 20 937,92	R 25 101,75	R 1 576,91	R 4 097,87	R 50 453,31	R 25 875,93	R 128 043,68
VAT	R 3 140,69	R 3 765,26	R 236,54	R 614,68	R 7 568,00	R 3 881,39	R 19 206,55
Total Payable (including VAT)	R 24 078,60	R 28 867,01	R 1 813,45	R 4 712,55	R 58 021,30	R 29 757,32	R 147 250,23

APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	[signature]
Date	As Above
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge levied (excl VAT)						
Infrastructure Type applicable? (yes/no)									Water: yes	Sewer: yes	Stormwater: yes	Solid Waste: yes	Roads: yes	Community facilities: yes	Total
	du		du	du/ha		du	du/ha	du							
	m2 GLA	area (m2)	m² GLA	% GLA	area (m2)	m2 GLA	% GLA	m2 GLA							
	m2		m²					m2							
Residential: Single Residential >1000m2	du	1 050	1	10			0	-1	R -31 406,87	R -17 571,22	R -4 730,74	R -2 048,94	R -25 226,65	R -12 937,96	R -93 922,39
Residential: Single Residential >500m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: Single Residential >250m2	du			0	811		25	2	R 36 641,35	R 30 122,10	R 4 533,62	R 4 097,87	R 50 453,31	R 25 875,93	R 151 724,18
Residential: Single Residential <250m2	du			0	239		42	1	R 15 703,44	R 12 550,87	R 1 774,03	R 2 048,94	R 25 226,65	R 12 937,96	R 70 241,89
Residential: Less Formal Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: Less Formal Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: Group Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: Group Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: Medium Density Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: Medium Density Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: High Density Residential - flats	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Residential: High Density Residential - student rooms	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Commercial: Local Business - office	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Commercial: Local Business - retail	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Commercial: General Business - office	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Commercial: General Business - retail	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Commercial: Community	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Commercial: Education	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial: Light Industrial	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial: General Industrial - light	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial: General Industrial - heavy	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial: Noxious Industrial - heavy	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Resort	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Public Open Space	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Private Open Space	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Natural Environment	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Utility Services	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Public Roads and Parking	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Transport Facility	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Other: Limited Use							0%	0	R -	R -	R -	R -	R -	R -	R -
Special: To be calculated															
Special: based on equivalent demands															
		1 050			1 050										

* Complete yellow/green cells.

** du = dwelling unit, GLA=Gross lettable area.

*** displays red if not equal to existing area

Total Development Charges before Deductions	R20 937,92	R25 101,75	R1 576,91	R4 097,87	R50 453,31	25 875,93	R128 043,68
% Deductions per service (%)	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	
% Deductions per service (amount)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Additional Deduction per service - from Service Agreement (sum)							R 0,00
Sub Total after Deductions (excluding VAT)	R20 937,92	R25 101,75	R1 576,91	R4 097,87	R50 453,31	25 875,93	R128 043,68
VAT	R3 140,69	R3 765,26	R236,54	R614,68	R7 568,00	3 881,39	R19 206,55
Total	R24 078,60	R28 867,01	R1 813,45	R4 712,55	R58 021,30	29 757,32	R147 250,23