Bluplan Consulting

Date: 22 October 2026
Application No: TP1750/2026

The Director: Planning and Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH 7599

FOR ATTENTION: MS. NOLUSINDISO MOMOTI

APPLICATION FOR SUBDIVISION AND DEPARTURES ON ERF 566, JAMESTOWN

Dear Nolusindiso,

This letter serves to confirm that the public participation process for the abovementioned applications will formally commence on **22 October 2026** ("Commencement Date"). In accordance with the directive issued on 13 October 2026 , the application will be advertised to all Interested and Affected Parties, relevant Organs of State, and community organisations.

Interested and Affected Parties, including community organisations, will have a period of **thirty (30) days** from the Commencement Date to submit written comments to the Municipality and/or the Applicant. No comments received after **21 November 2026** will be considered.

For purposes of publication on the Municipal website, please find attached the following documentation:

1. Copy of the Notice Letter
2. Locality Plan of the Application Site
3. Subdivision Plan
4. Concept Building Plans
5. Application Motivation

I trust the above is in order.

Yours faithfully,

_____

Bradley Simpson
BLUPLAN CONSULTING (PTY) LTD.

Registration no.: 2024/122151/07
Cell: 074 359 3786 • Email: bradley@bluplan.co.za

Bluplan Consulting

NOTICE OF LAND DEVELOPMENT APPLICATION

22 October 2026

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURES ON ERF 566, JAMESTOWN

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

Application Property Address:	2 Pajaro Street, Jamestown
Application Property Number:	Erf 566
Applicant:	Bluplan Consulting (Pty) Ltd. (Bradley Simpson) 14 Adams Street, Kylemore, Stellenbosch Email: bradley@bluplan.co.za Cell: 074 359 3786
Owner:	Mr. Christiaan Voges 2 Pajaro Street, Jamestown Email: christianvoges@gmail.com Cell: 0743593786
Application Reference: LU/TP	1750/2026

Description of land development proposal:

Application is made in terms of Section 15(2) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 on Erf 566, Jamestown for the following:

a) Application in terms of Section 15(2)(d) of the said By-law for the subdivision of Erf 566 into two portions namely Portion A of ±158m^2 and a Remainder Portion of ±406m^2.

b) Application in terms of Section 15(2)(b) of the said By-law for permanent departure to relax the common building line (adjacent to Erf 599) from 1m to 0.65m and street building line (Pajaro Street) from 2m to 1m to permit a proposed two storey building on proposed 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: Bradley Simpson (bradley@bluplan.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 **21 November 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 (074 359 3786) during normal office hours.

Yours faithfully

Bradley Simpson
BLUPLAN CONSULTIN (PTY) LTD.

Bluplan Consulting

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

22 October 2026

AANSOEK OM ONDERVERDELING EN AFWYKINGS OP ERF 566, JAMESTOWN

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

Aansoek eiendomsadres:	2 Pajaro Straat, Jamestown
Aansoek eiendom beskrywing:	Erf 566
Aansoeker:	Bluplan Consulting (Pty) Ltd. (Bradley Simpson) 14 Adams Street, Kylemore, Stellenbosch epos: bradley@bluplan.co.za sel: 074 359 3786
Eienaar:	Mr. Christiaan Voges 2 Pajaro Straatt, Jamestown epos: christianvoges@gmail.com sel: 0743593786
Aansoek Verwysing: LU/TP	1750/2026

Besonderhede van die grondgebruik aansoek:

Aansoek word gedoen ingevolge Artikel 15(2) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning 2023 op Erf 566, Jamestown vir die volgende:

a) Aansoek ingevolge Artikel 15(2)(d) van genoemde Verordening vir die onderverdeling van Erf 566 in twee gedeeltes, naamlik Gedeelte A van ±158m^2 en 'n Restantgedeelte van ±406m^2.

b) Aansoek ingevolge Artikel 15(2)(b) van genoemde Verordening vir 'n permanente afwyking om die gemeenskaplike boulyn (aangrensend aan Erf 599) van 1m na 0.65m en straatboulyn (Pajaro Straat) van 2m na 1m te verslap ten einde 'n voorgestelde dubbelverdiepinggebou op voorgestelde Gedeelte A toe te laat.

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: Bradley Simpson (bradley@bluplan.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 **21 November 2026**. Die Munisipaliteit mag ingevolge Artikel 50(5) van genoemde Verordening weier om enige kommentaar/ beswaar wat ná die sluitingsdatum ontvang word, te aanvaar.

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 (074 359 3786) gedurende normale kantoor ure.

Die Uwe

Bradley Simpson
BLUPLAN CONSULTIN (PTY) LTD.

Bluplan Consulting

Our Ref: TP001
Date: 15 October 2026

The Municipal Manager
The Director: Department of Planning and Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH 7599

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURES: ERF 566 JAMESTOWN, STELLENBOSCH

1. INTRODUCTION AND APPLICATION DETAILS

The owner of Erf 566 Jamestown is currently in the process of preparing building plans to develop the property to its full potential. Before the building plan application be approved, it is required to apply to the municipality for the subdivision of the property into two portions and acquire the necessary building line departures.

To facilitate this process, Bluplan Consulting has been appointed, on behalf of the owner, to prepare and submit the Land Use Planning Application to the applicable decision-making authorities for the proposed activity, as outlined in paragraph 3 below.

In particular, application is made for the following;

a) In terms of Section 15(2)(d) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023 (hereinafter referred to as the "By-Law") to allow for the property to be subdivided into 2 portions, namely Portion A (160 m^2) and Remainder Erf 566 (400 m^2).
b) In terms of Section 15(2)(b) of the By-Law to allow for permanent departures from the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 (hereinafter referred to as the "Zoning Scheme") from the following building lines;
    I. The relaxation of the common building line adjacent to Erf 599 to 0.65m in lieu of the required 1m.
    II. The relaxation of the street building line (along Pajaro Street) to 1m in lieu of the required 2m.

In support to this application please find below a list of the attached annexures as required for this application;

Annexure 1: Power of Attorney
Annexure 2: Title Deed
Annexure 3: SG Plan/Diagram
Annexure 4: Plans
Annexure 5: Municipal Land Use Planning Application Form

2. PROPERTY INFORMATION AND CONTEXT

2.1 Location & Access

The subject property is located at No. 2 Pajaro Street within the established residential neighbourhood of Jamestown. The property is situated on the corner of Webersvallei Road (Jamestown main road), with access obtained directly off Pajaro Street.

Figure 1: Regional Context

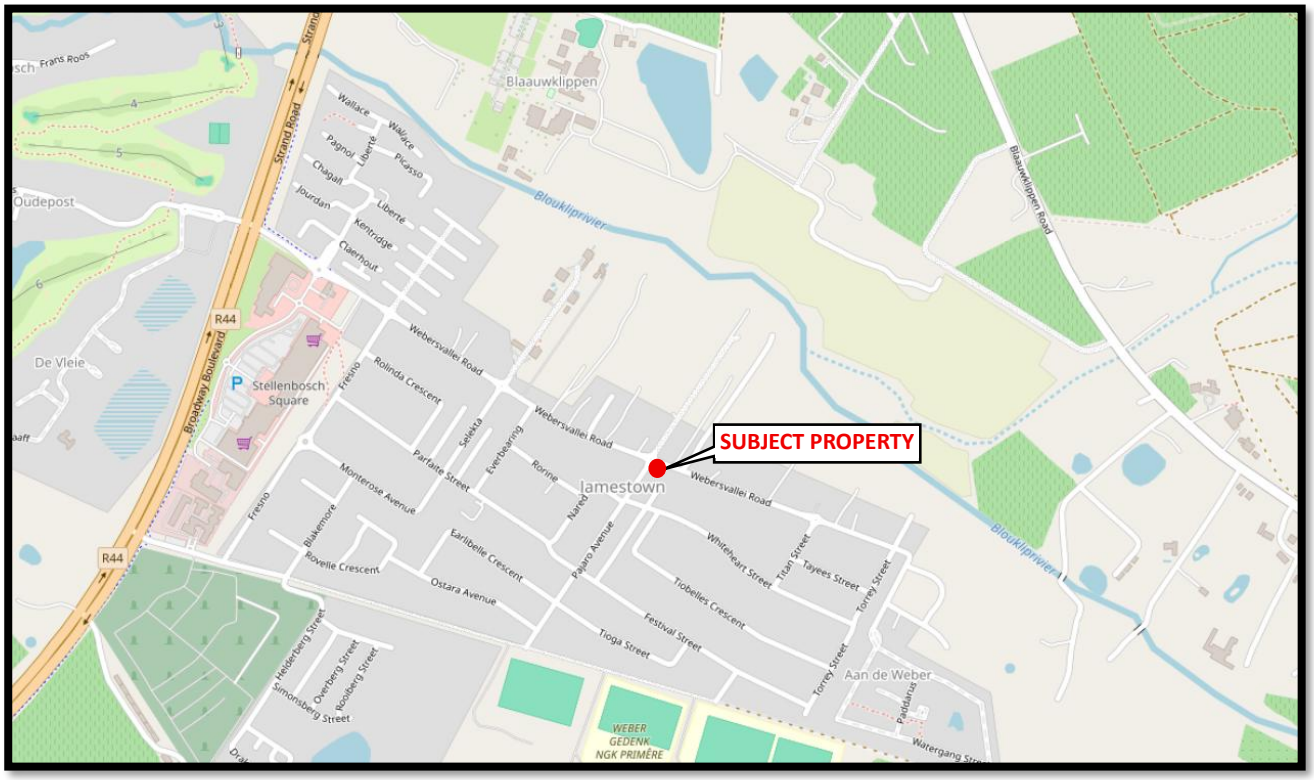


Figure 2: Local Context



2.2 Title Deed Description & Application History

The property details as per the title deed is summarised in the table below.

Table 1: Property Details

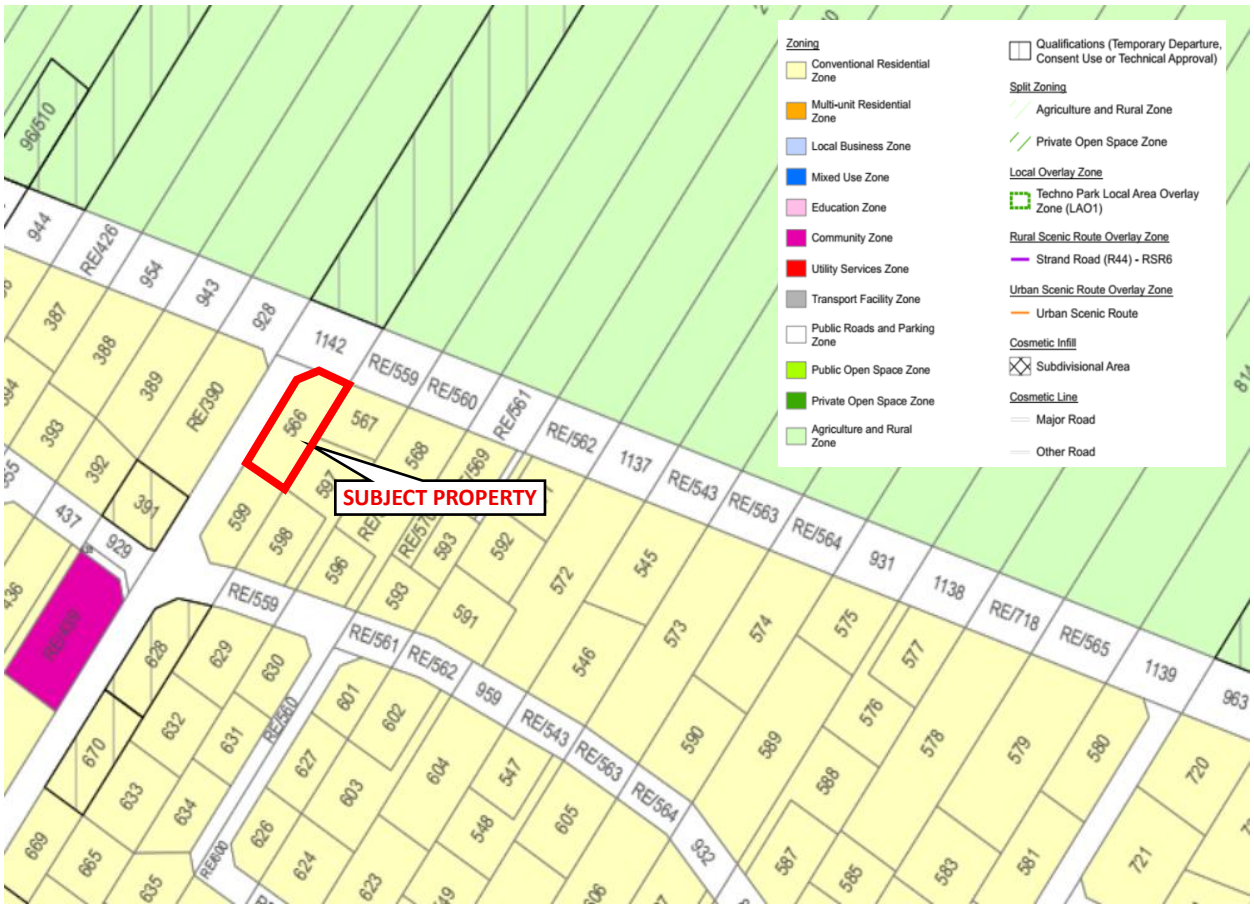
Property Description	Size	Title Deed No.	Owner
Erf 566 Jamestown Situated in the Municipality and Division Stellenbosch, Province Western Cape	564m^2	19311/2025	Christian Voges

In terms of the respective Title Deed, there are **no specific conditions** listed therein that would prohibit the proposed application and activities.

2.3 Zoning and Land Use Parameters

In terms of the Zoning Scheme and the zoning maps as provided by Stellenbosch Municipality, the property is currently zoned as **Conventional Residential Zone**. Kindly refer to the extract of the zoning maps below.

Figure 3: Zoning Map



Furthermore, to the above, see the table below which illustrates and summarises the zoning parameters of the applicable zone.

Table 2: Zoning Parameters *(extract from the Zoning Scheme)*

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (application required)
• Dwelling house	• Bed and breakfast establishment • Home day care Centre • Home occupation practice • Home lodging • Second dwelling • Occasional use (one event/year) • Private road	• Commune • Extramural facility • Group housing • Guest house • House shop • Occasional use (>one event/year) • Tourist dwelling unit • Additional uses exceeding parameters in this chapter

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m²	2m	1m (See 2(e) below)	70%	2 storeys
251m² to 500m²	3m	1m	The greater of 175m^2 or 60%	2 storeys
501m² to 1500m^2	4m	2,5m (See (2(c) below)	The greater of 300m^2 or 50%	2 storeys
Greater than 1500m^2	4m	2,5m (See (2(c) below)	The greater of 750m^2 or 40%	2 storeys

Based on the above, the proposal as described in paragraph 3 below is consistent with the applicable zoning.

2.4 Surrounding Land Use Analysis

The surrounding land uses reflect a long-established single residential corridor with the main road consisting of scattered business and retail activities.

The dominant land use in the neighbourhood is conventional housing, with erven similar in shape and size to the subject property. There are however several properties in the neighbourhood which share identical land use rights such as dental and medical consultation facilities, small business operations and few retail activities near the entrance of Webbervallei road.

3. PROJECT PROPOSAL

The project proposal entails the property to be subdivided into 2 portions and to allow for the newly created portion to acquire building line departures to accommodate the proposed building.

a) Development footprint of Proposed Remainder Erf 566 (400m^2)

The proposed remainder erf 566 and its current built environment will remain; no further improvements will be made on the property that will require prior approval. The building measures to a total extent of 96m^2 (excluding patios and carports) the total coverage percentage of the property is 29%. The building is situated within all prescribed building lines as per the zoning scheme (post subdivision).

a) Development footprint of Proposed Portion A (160m^2)

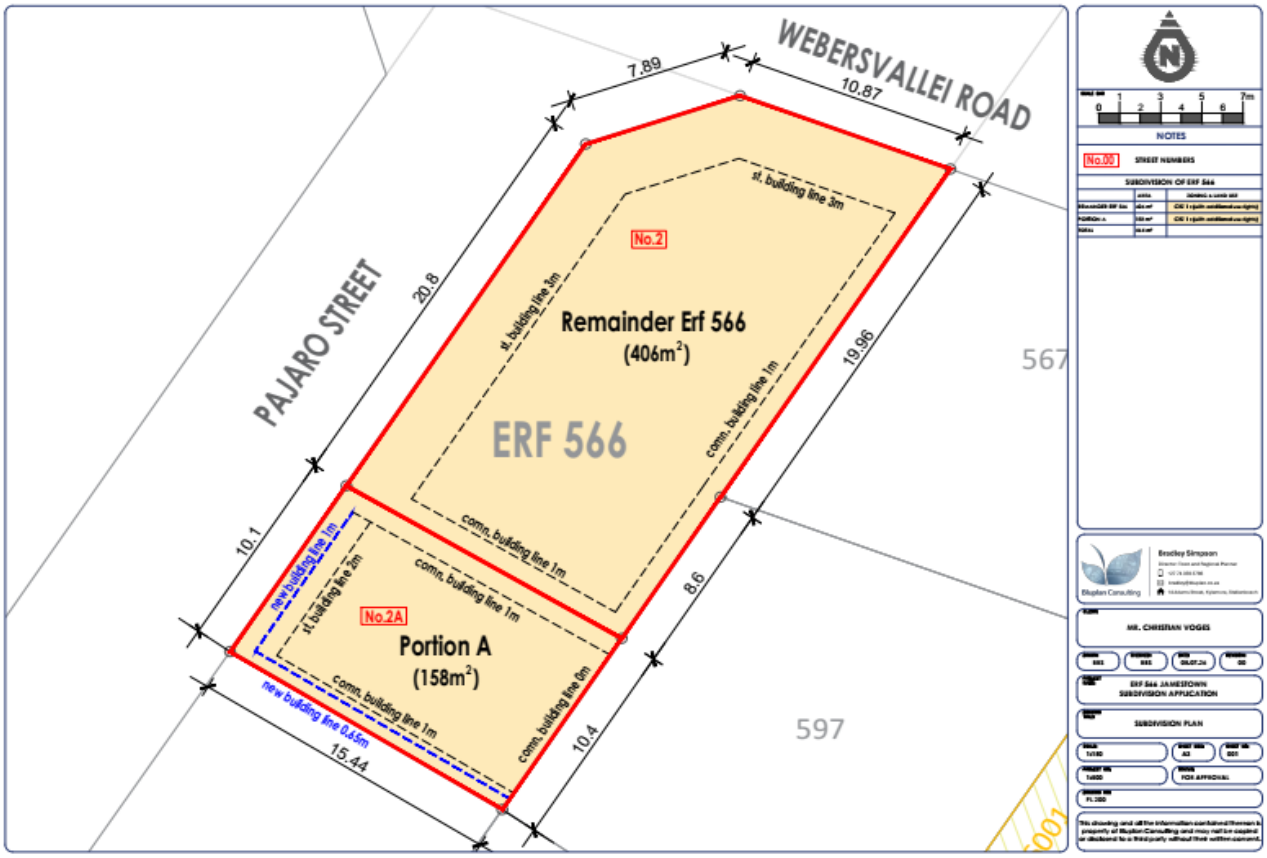
The proposed Portion A of the property will be developed into a 2 Story dwelling house. The dwelling house will, on the ground floor, consist of a open plan kitchen and living room and the first floor 2 bedrooms and a bathroom. The proposed building will however require for 2 building lines to be relaxed.

There are sufficient engineering and infrastructural services capacity to service the development in its proposed form. Table 3 and Figure 4 below illustrate the proposed subdivision together with their areas and development parameters paired therewith.

Table 2: Development Parameters

PORTION	AREA (m^2)	LAND USE
Remainder Erf 566	406	Conventional Residential Zone
Portion A	158	Conventional Residential Zone

Figure 4: Subdivision Plan



4. APPLICATION DETAILS

4.1 Subdivision

Application is made in terms of Section 15(2)(d) of the By-Law, for a subdivision of the subject property into two portions namely, **Portion A (160m²)** and **Remainder Erf 566 (400 m²).**

Kindly refer to table 3 above and attached Subdivision Plan under annexure 4: Plans, Drawing No. PL200 for an accurate illustration of the proposal.

4.2 Permanent Departures (Building Line Relaxations)

Application is made in terms of Section 15(2)(b) of the By-Law, for permanent departures form the Zoning Scheme parameters. In particular the following building lines are to be relaxed;

III. The relaxation of the common building line adjacent to Erf 599 to 0.65m in lieu of the required 1m.
IV. The relaxation of the street building line (along Pajaro Street) to 1m in lieu of the required 2m.

The building lines are illustrated on the Subdivision Plan, (Drawing No. PL 200).

5. RELEVANT PLANNING POLICY & FRAMEWORK

The primary planning and development frameworks that are relevant to this application and the compliance of the proposed project therewith are summarised below.

5.1 STELLENBOSCH INTEGRATED DEVELOPMENT PLAN

The 5th Generation Integrated Development Plan (IDP), of May 2022, is the Municipality's principal five year strategic plan that deals with the most critical development needs of the municipal area as well as the most critical governance needs of the organisation.

Section 34 of the Local Government: Municipal Systems Act 32 of 2000 prescribes that a municipality must review its IDP annually and to the extent that changing circumstances so demand. The Stellenbosch Municipality, in collaboration with all relevant stakeholders, therefore reviewed its IDP to examine the progresses made and assess the municipality's strategic objectives and targets as set out in the IDP. The approval of the first review of the fifth Generation IDP 2022-2027 has been gazzetted.

The priorities and actions identified in the review of the IDP will seek to better inform the municipality's budget and streamline service delivery initiatives. This will ensure that the Stellenbosch Municipality remains on course to attain its strategic objectives.

The Municipality has a number of medium- and longer-term sector plans that direct the implementation of the different functional areas. These plans form an integral part of the IDP. Chief amongst these is the Municipal Spatial Development Framework (MSDF).

5.2 STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT PLAN

The MSDF forms a key component of the IDP as it indicates the spatial location and opportunities to achieve the various objectives and meet the demands of the local communities. The MSDF has been reviewed as part of the IDP and propose minor changes.

The MSDF was approved by the Council of the Stellenbosch Municipality on 27 June 2023. The MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

The MSDF outlines plans and written proposals for the municipality, but also for the major towns and smaller settlements. Broadly – and aligned to the SPLUMA MSDF guidelines – the settlement plans entail three types of actions or initiatives:

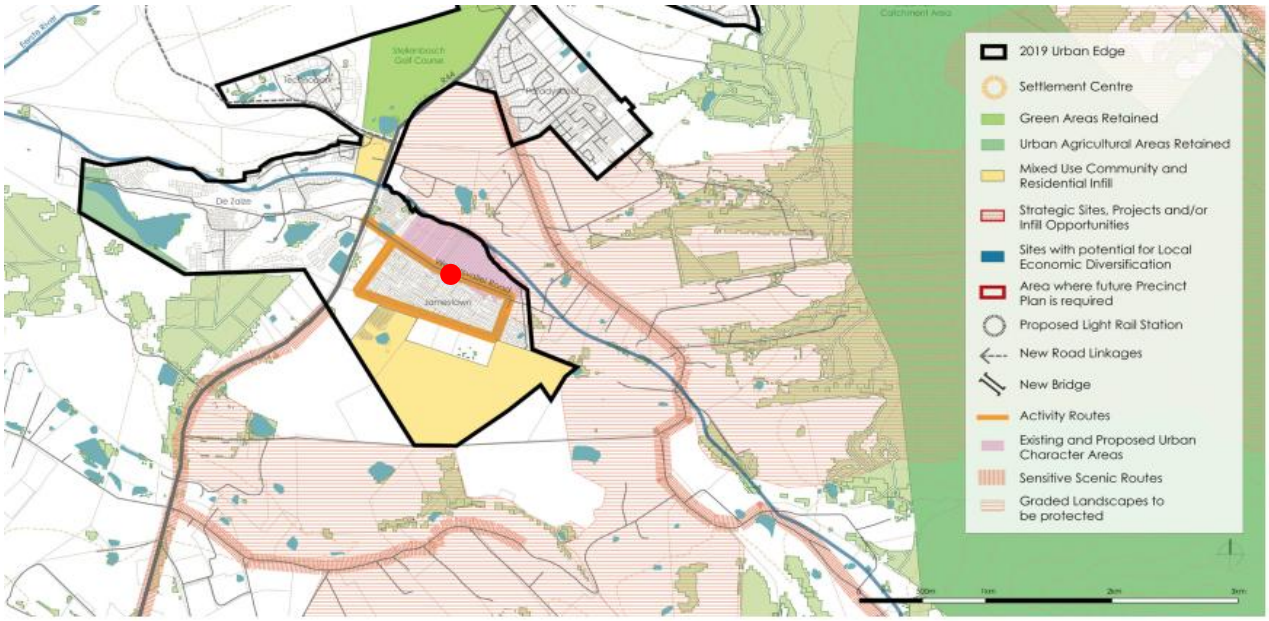
- *Protective actions* – things to be protected and maintained to achieve the vision and spatial concept.
- *Change actions* – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- *New development actions* – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Under these broad types of actions, strategic focus areas and settlement elements are dealt with. The SDF elements and associated spatial proposals as it relates to the proposal are as follows:

Table 3: Plan elements and proposals for Stellenbosch Town.

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSAL
Protective actions	*Urban edge*	The subject property is located entirely inside the urban edge of Stellenbosch and Jamestown Local area.
	Historically and culturally significant precincts and places	The property is outside the town scape of Jamestown, in an area where several subdivisions are occurring. Properties on the main road are also gradually being redeveloped.
Change actions	*Areas for residential densification and infill*	The MSDF purports to support higher density infill residential opportunities in the town centre, areas immediately surrounding it, and along major routes (with consideration of historic areas and structures). The proposed subdivision will result in a denser urban settlement along the main route of Jamestown. The project proposal is therefore in line with the provision of the MSDF and also the IDP.
New development actions	*Significant new residential development*	The project proposal is in support of the municipal policy of densification and will provide infill development on private owned land within the residential area of Jamestown. The proposal offers for a development that is rather common. Many of the properties in Jamestown have been subdivided to form smaller erven to allow for economic activity and gain.
	Significant change to access and mobility.	The development is being planned with due regard for access. The properties obtain access off Pajaro Street Street with recently improved carriageway crossings. The subdivision proposes that the remainder erf 566 obtain access off Pajaro Street and its furthermost boundary.

Figure 5: Stellenbosch Town Spatial Plan (the red dot is the property).



6. LEGISLATIVE CONTEXT

This application is submitted and will be considered in terms of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023. As such, the planning principles as advocated in the Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, No. 3 of 2014 (LUPA) is also applicable.

6.1 Development Principles

Chapter 2 of the Spatial Planning and Land Use Management Act, No. 16 of 2013, and Section 59 of the Western Cape Land Use Planning Act, No. 3 of 2014, lists development principles and norms and standards that shall apply to spatial planning, land development and land use management. These principles are as follows:

6.1.1 Spatial Justice

Spatial justice is primarily concerned with the commitment to redress past spatial and other development imbalances. The principle also calls for the improved access and use of land.

The subdivision ensures equitable access to land use rights by allowing both portions to benefit from residential and home occupation opportunities. This supports inclusive settlement patterns within Jamestown particularly along the main road, the subdivision will also provide the owner to trade with his property.

6.1.2 Spatial Sustainability

Spatial sustainability requires land development to be aligned with fiscal and institutional means. The aim is further to promote land development that is spatially compact, resource frugal and within fiscal, institutional, and administrative means of the competent authority.

This translates on the ground to development in locations that are sustainable and that limit urban sprawl (as this development does), that uphold environmental considerations such as the protection of conservation-worthy species on site, and that ensures that development is feasible and financially viable.

The site is located within Stellenbosch's urban edge, already serviced by municipal infrastructure. The proposal avoids encroachment on agricultural land and promotes sustainable urban intensification.

6.1.3 Efficiency

Efficiency requires land development to optimally use existing resources and infrastructure.

The development optimizes existing infrastructure networks (roads, water, electricity) without requiring disproportionate new investment.

6.1.4 Spatial Resilience

Spatial resilience provides for flexibility in spatial plans, policies, and land use management systems to be accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The proposal strengthens household economic resilience, enabling adaptation to changing socio-economic conditions while maintaining residential character.

6.1.5 Good Administration

This principle primarily places an onus on decision-making authorities to ensure that due process is followed. It also requires that legislative and development requirements be met timeously by both applicants and authorities and that public consultation is undertaken, as required.

This application is consistent with statutory frameworks under SPLUMA and LUPA, demonstrating compliance with transparent and lawful planning processes. It is based on accurate erf information and aligns with municipal procedures, thereby ensuring accountability, clarity, and fairness in decision-making. The motivation is presented in a structured and professional manner to facilitate efficient administrative review.

7. CONCLUSION

7.1 Consideration of application and decision making

In considering any land use planning application, the municipality must determine the desirability of the proposal in terms of the general criteria. Chapter 5, Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, in particular, lists the considerations relevant to the assessment of whether a proposed land use would be desirable.

7.2 Desirability

7.2.1 Socio-Economic Impact

The proposed subdivision will enhance socio-economic resilience within Jamestown. The owner will offer a residential opportunity wherein the local community of Jamestown will find financially and practically favourable. This contributes positively to the local economy.

7.2.2 Compatibility with Surrounding Uses

Webersvallei Road is characterized by scattered small business premises integrated into the residential fabric. The subdivision maintains the residential character of the area while allowing low-intensity economic activity that complements existing uses.

7.2.3 Impact on External Engineering Services

The property is located within Stellenbosch's urban edge and is already serviced by municipal infrastructure. The incremental demand generated by the subdivision can be absorbed within existing service capacity. No disproportionate investment in external engineering services is required, ensuring efficient use of infrastructure.

7.2.4 Impact on safety health and wellbeing of the surrounding community

No adverse impacts on road safety are anticipated, provided access points are managed appropriately.

7.2.5 Impact on Heritage

Jamestown has cultural and historical significance within Stellenbosch. The proposal respects the existing built form and settlement pattern, ensuring continuity of heritage character. The subdivision does not alter or compromise heritage assets and is therefore considered neutral in its impact on heritage.

7.2.6 Impact on the Biophysical Environment

The property is situated within an urbanized area inside Stellenbosch's urban edge. The subdivision will not encroach on agricultural land or ecologically sensitive areas. Environmental impacts are limited to standard construction activities, which can be mitigated through compliance with municipal building regulations.

7.2.7 Traffic Impacts, parking access and other transport considerations

Parking requirements can be accommodated on-site, reducing pressure on public spaces. Traffic volumes remain compatible with Webersvallei Road's function as the primary access route into Jamestown.

The property benefits from direct access to Webersvallei Road. The proposal does not require new road infrastructure and integrates effectively with existing transport systems. The location supports sustainable transport options, including pedestrian movement and potential public transport linkages.

The criteria and the section of this report where the same has been addressed is provided in the table below:

Table 4: Desirability in terms of General Criteria

REQUIREMENT			SECTION ADDRESSED
a)	the application submitted in terms of this By-law		**Paragraph 1 & 4**
b)	the procedure followed in processing the application		**Municipality**
c)	the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses which is relevant desirability considerations for the assessment of the proposed use or development of land includes the;		**Paragraph 7**
	(i)	socio-economic impact	**Paragraph 7.2.1**
	(ii)	compatibility with surrounding uses	**Paragraph 7.2.2**
	(iii)	impact on external engineering services	**Paragraph 7.2.3**
	(iv)	impact on safety, health and wellbeing of the surrounding community	**Paragraph 7.2.4**
	(v)	impact on heritage	**Paragraph 7.2.5**
	(vi)	impact on the biophysical environment	**Paragraph 7.2.6**
	(vii)	traffic impacts, parking, access and other transport related considerations; and	**Paragraph 7.2.7**
	(viii)	Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.	**Municipality**
d)	the comments received		**Annexure 5**
e)	the response by the applicant, if any, to the comments referred to in paragraph (d)		**n/a**
f)	investigations carried out in terms of other laws that are relevant to the consideration of the application		**n/a**
g)	a registered planner's written assessment in respect of an application for— (i) a rezoning; (ii) a removal, suspension or amendment of a restrictive condition if it relates to a change of land use;		**Municipality**
h)	the impact of the proposed land development on municipal engineering services		**Paragraph 3**
i)	the integrated development plan, including the municipal spatial development framework		**Paragraph 5**
j)	the integrated development plan and spatial development framework of the district municipality, where applicable		**Paragraph 5**
k)	the applicable local spatial development frameworks adopted by the Municipality		**Paragraph 5**
l)	the applicable structure plans		**n/a**
m)	the applicable policies of the Municipality that guide decision-making		**Municipality**
n)	the provincial spatial development framework		**n/a**
o)	where applicable, a regional spatial development framework		**n/a**
p)	the policies, principles and the planning and development norms and criteria set by the national and provincial government		**n/a**

q)	the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act	**Municipality**
r)	the principles referred to in Chapter Vl of the Land Use Planning Act	**Paragraph 6**
s)	the applicable provisions of the zoning scheme	**None**
t)	Any restrictive condition applicable to the land concerned; and	**None**
u)	Impact on heritage resources in terms of the NHRA (Act 25 of 1999)	**None**

7.3 Summary of Findings

In conclusion, the following key factors support approval of this application:

(a) The property title deed contains no restrictive conditions that would prohibit the proposed subdivision or additional uses.
(b) The proposal is consistent with the Stellenbosch Municipal Spatial Development Framework (MSDF), the Integrated Development Plan (IDP), and broader densification strategies that encourage sustainable infill development within the urban edge.
(c) The proposed subdivision is fully compliant with the parameters of the Conventional Residential Zone, with only minor departures requested for building lines.
(d) The design respects on-site conditions and the established rights of surrounding properties, ensuring compatibility with the existing residential and mixed-use character of Jamestown.
(e) The introduction of additional residential opportunities will enhance passive surveillance, contributing to neighborhood safety and vitality.
(f) The site is within the urban edge, serviced by municipal infrastructure, and does not encroach on agricultural or ecologically sensitive land.
(g) The subdivision reflects prevailing development trends in Jamestown, where similar infill and mixed-use activities are occurring, making this proposal both timely and contextually appropriate.

The applicant submits that the proposed activities are modest in scale and compatible with the prevailing land use character of the property and its surroundings. The development represents the most appropriate and efficient use of the land, strategically positioned within Jamestown's evolving urban fabric.

Given its compliance with statutory frameworks, alignment with municipal spatial policies, and demonstrated desirability, approval of this application is respectfully requested. I trust this application will be considered favourably.

Yours sincerely



BRADLEY SIMPSON
SACPLAN REGISTRATION: C9210/2020
BLUPLAN CONSULTING (PTY) LTD.



N

SCALE BAR

0 20 40 60 80 100m

NOTES

Bluplan Consulting

Bradley Simpson
Director: Town and Regional Planner
+27 74 359 3786
bradley@bluplan.co.za
14 Adams Street, Kylemore, Stellenbosch

CLIENT:
MR. CHRISTIAN VOGES

DRAWN:	CHECKED:	DATE:	REVISION:
BBS	BBS	08.07.26	00

PROJECT NAME:
ERF 566 JAMESTOWN SUBDIVISION APPLICATION

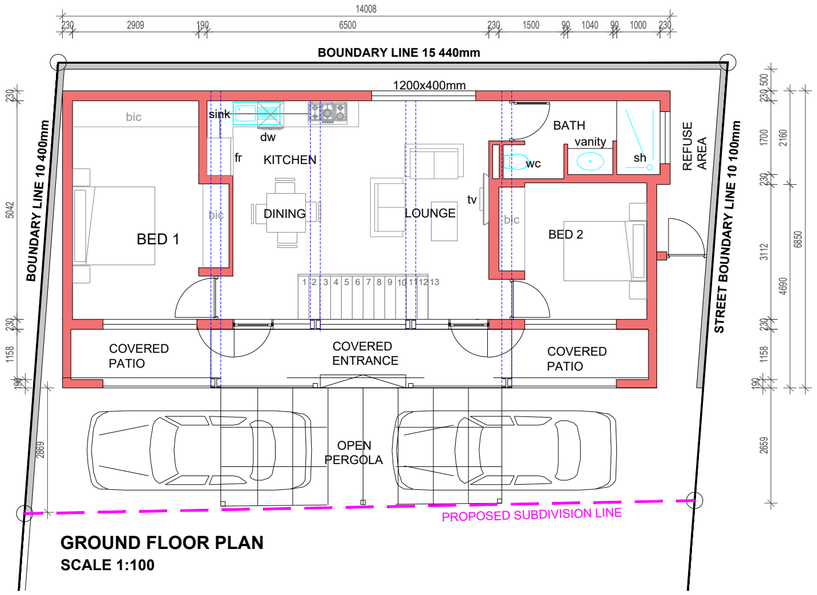
DRAWING TITLE:
LOCALITY PLAN

SCALE:	SHEET SIZE:	SHEET NO:
1: 2 500	A3	001

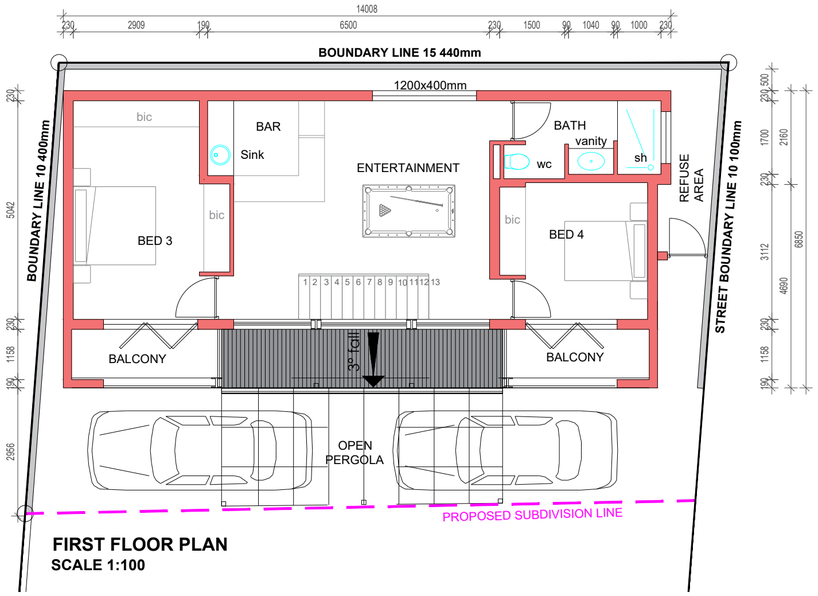
PROJECT NO:	STATUS:
1:500	FOR APPROVAL

DRAWING NO:
PL 100

This drawing and all the information contained thereon is property of Bluplan Consulting and may not be copied or disclosed to a third party without their written consent.



GROUND FLOOR PLAN
SCALE 1:100



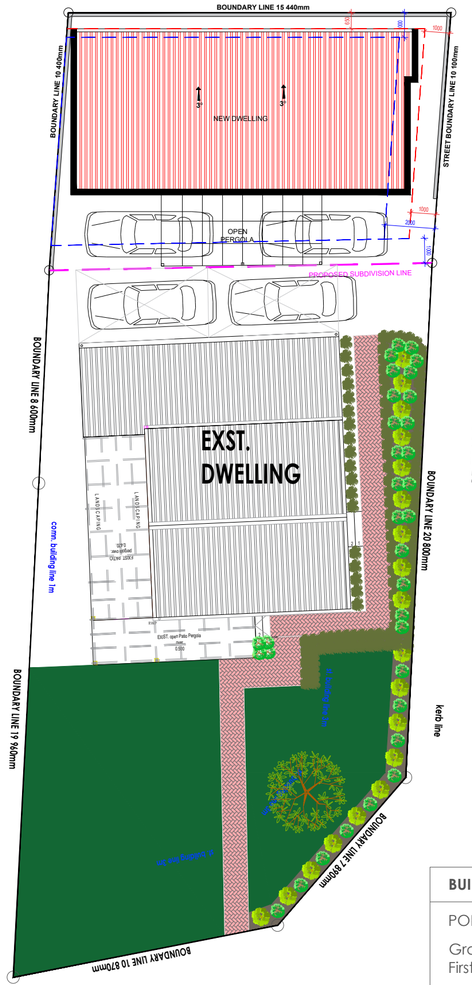
FIRST FLOOR PLAN
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



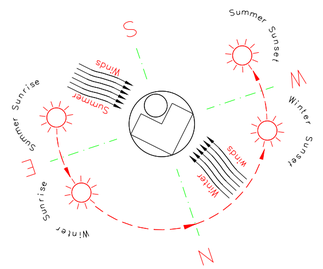
WEST ELEVATION
SCALE 1:100



SITE & ROOF PLAN
SCALE 1:175

BUILDING LINES

PROPOSED BUILDING LINES



BUILDING AREA CALCULATIONS (PORTION A OF ERF 566)	
PORTION A AREA:	158m²
Ground Floor:	94m²
First Floor:	94m²
TOTAL	188 m²
Coverage:	94m² (59%)

SCALE BAR 0 1 2 3 4 5 6 7m

NOTES

MUNICIPAL STAMP

Bluplan Consulting

Bradley Simpson
Director: Town and Regional Planner
+27 74 359 3786
bradley@bluplan.co.za
14 Adams Street, Kylemore, Stellenbosch

CLIENT: **MR. CHRISTIAN VOGES**

DRAWN:	CHECKED:	DATE:	REVISION:
BBS	BBS	02.10.26	01

PROJECT NAME: **ERF 566 JAMESTOWN SUBDIVISION APPLICATION**

DRAWING TITLE: **CONCEPT BUILDING PLANS**

SCALE:	SHEET SIZE:	SHEET NO:
AS PER PLAN	A3	001

PROJECT NO:	STATUS:
TP0001	FOR APPROVAL

DRAWING NO: **P100**

This drawing and all the information contained thereon is property of Bluplan Consulting and may not be copied or disclosed to a third party without their written consent.



N

SCALE BAR

0 1 2 3 4 5 6 7m

NOTES

No.00 STREET NUMBERS

SUBDIVISION OF ERF 566

	AREA	ZONING & LAND USE
REMAINDER ERF 566	406 m²	CRZ 1 : (with additional use rights)
PORTION A	158 m²	CRZ 1 : (with additional use rights)
TOTAL	**464 m²**	

NEIGHBOURS CONSENT

REM. PTN 18 OF FRM 510 _____

ERF 567 _____

ERF 597 _____

ERF 599 _____

RE ERF 390 _____

MUNICIPAL STAMP

Bluplan Consulting

Bradley Simpson
Director: Town and Regional Planner
+27 74 359 3786
bradley@bluplan.co.za
14 Adams Street, Kylemore, Stellenbosch

CLIENT: MR. CHRISTIAN VOGES

DRAWN:	CHECKED:	DATE:	REVISION:
BBS	BBS	27.08.26	01

PROJECT NAME: ERF 566 JAMESTOWN SUBDIVISION APPLICATION

DRAWING TITLE: SUBDIVISION & DEPARTURE PLAN

SCALE:	SHEET SIZE:	SHEET NO:
1:250	A3	001

PROJECT NO:	STATUS:
TP0001	FOR APPROVAL

DRAWING NO: PL 200

This drawing and all the information contained thereon is property of Bluplan Consulting and may not be copied or disclosed to a third party without their written consent.