



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13538

Our File Reference Number: Erf 580, De Zalze

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-MAIL: [REDACTED]

Sir/Madam

## APPLICATION FOR THE CONSOLIDATION OF ERVEN 580, 581 & 582, DE ZALZE GOLF ESTATE, STELLENBOSCH

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

2.1 That the application in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October for the **Consolidation** of Erven 580, 581 & 582, De Zalze Golf Estate, to form a land unit of  $\pm 2\,648\text{m}^2$ ;

**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 consolidation under consideration, as indicated on the consolidation diagram attached as **ANNEXURE C1**, 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 Surveyor General approved diagrams of the newly created unit must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.

c. The conditions imposed by the **Manager: Electrical Services** as contained in their memo dated 08 April 2022, as stipulated below, be complied with (see **ANNEXURE G**).

- a) *The new erf only allowed one feeder cable to new proposed property.*
- b) *Appropriate caution shall be taken during construction to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.*

2.2 The consolidation of the erven 580, 581 & 582, De Zalze occur prior to building plan approval and that the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and endorsement of the relevant title deed by the Registrar of Deeds.

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

- a) The proposal will not have a negative impact on the surrounding properties as it is in keeping with the character of the area;
- b) The proposed consolidation will not give the owner any additional land use rights;
- c) The proposal will not have any negative impact on the rights currently enjoyed by the owners and surrounding property owners.

4. **Matters to be noted**

- a) Building plans be approved by the Municipality prior to any building work commencing.

5. 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.

6. 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 an 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.

7. 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](mailto:landuse.appeals@stellenbosch.gov.za)
8. 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.
9. 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>).
10. 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.
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 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

16/8/2022  
DATE:

# **ANNEXURE C**

**APPLICATION FOR THE  
CONSOLIDATION OF ERVEN 580, 581  
& 582, DE ZALZE GOLF ESTATE,  
STELLENBOSCH**

**CONSOLIDATION DIAGRAM**

Friedlaender, Burger & Volkmann - Land Surveyors

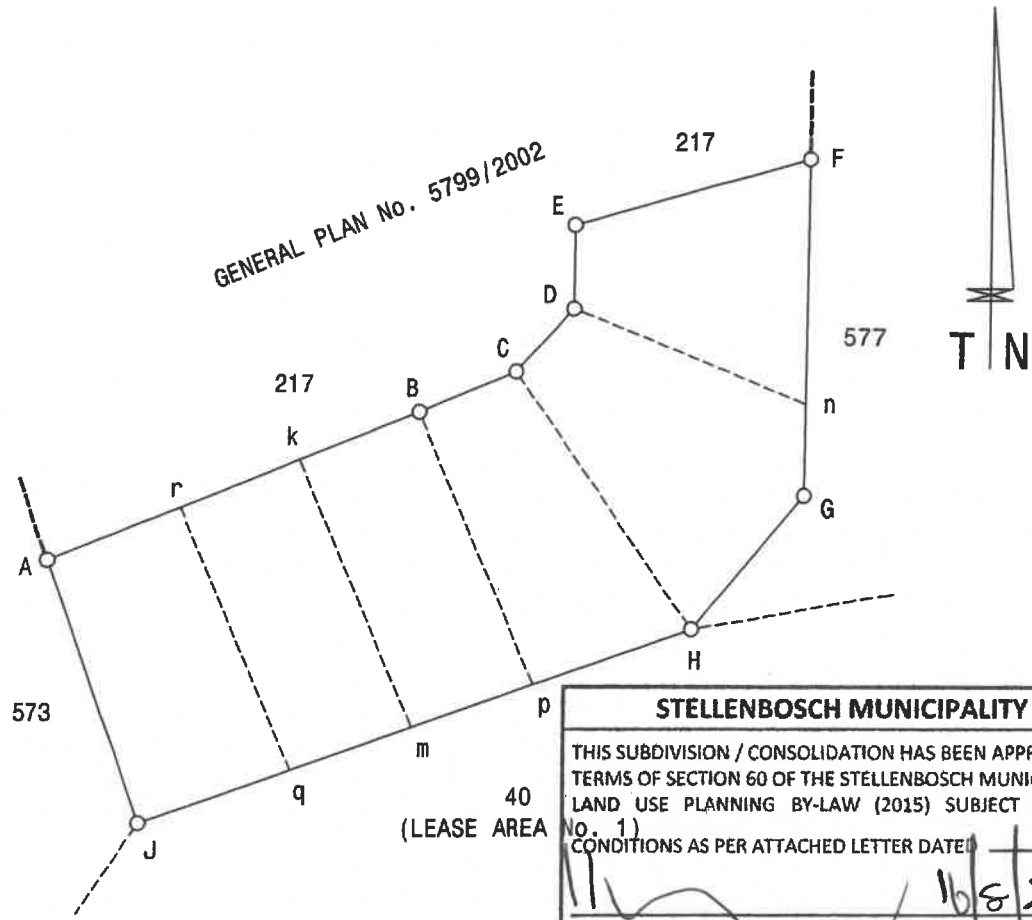
**Components:**

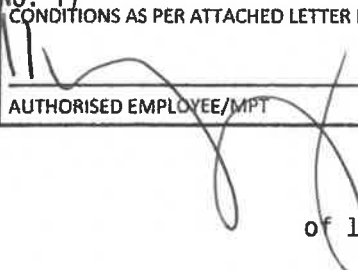
1. The figure CDEFGH represents Erf 580 De Zalze, vide Diagram No. 421/2012, D/T 2013- -27507
2. The figure kBCHm represents Erf 581 De Zalze, vide Diagram No. 422/2012, D/T 2013- -27507
3. The figure AkMJ represents Erf 582 De Zalze, vide Diagram No. 423/2012, D/T 2013- -27507

S.G. No.

Approved.

for  
Surveyor - General  
Date :



<b>STELLENBOSCH MUNICIPALITY</b>
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 <u>16/8/2022</u>
 AUTHORIZED EMPLOYEE/MPT

SCALE 1 : 750

The figure ABCDEFGHJ represents 2648 square metres of land, being

**ERF 583 DE ZALZE and comprises 1. to 3. as above**

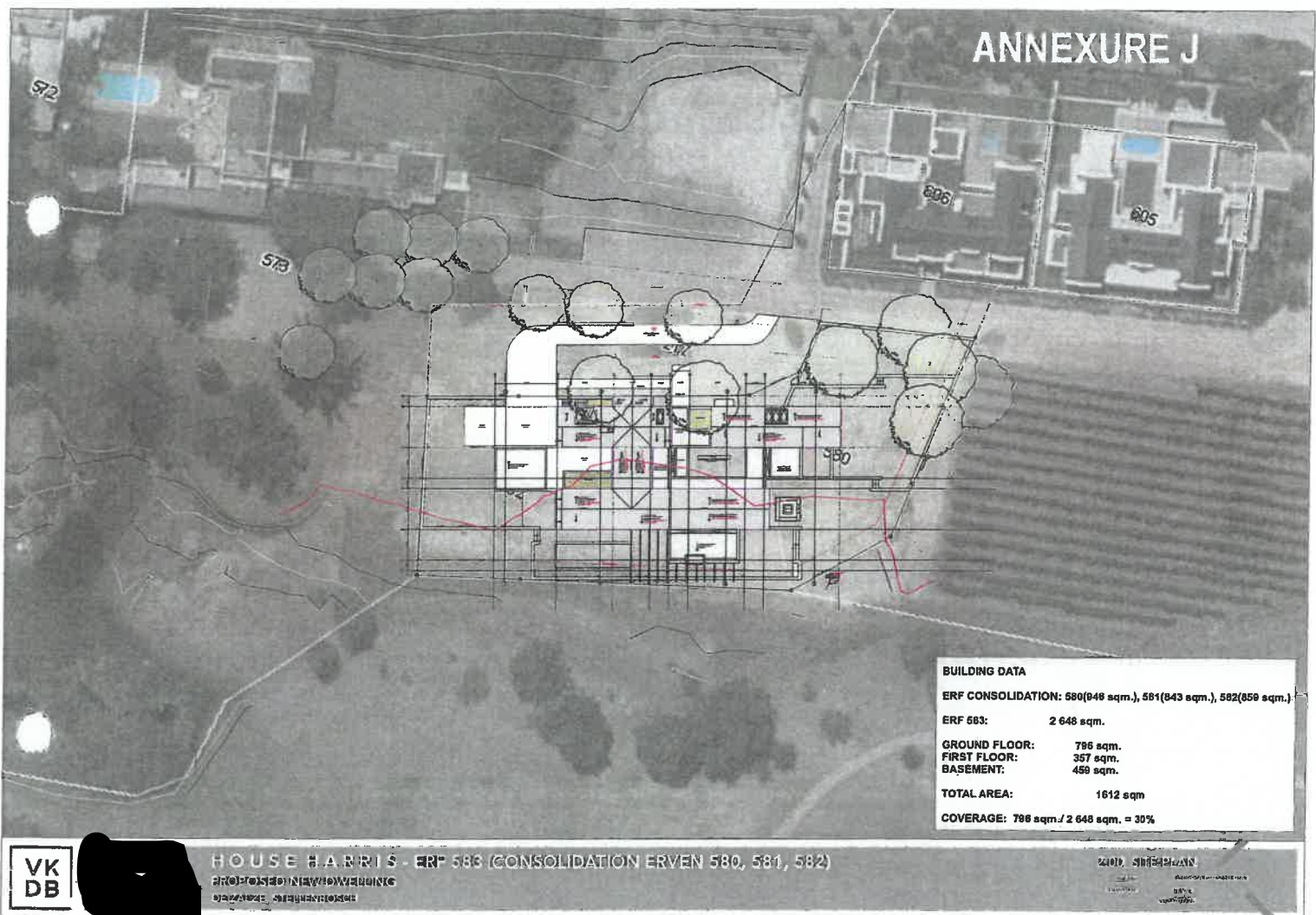
Situate in the Stellenbosch Municipality  
Administrative District of Stellenbosch  
Compiled in December 2020  
by me

Province of Western Cape

  
 PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagrams are as quoted above	File No. S.R. No. Compiled Comp. BHSZ-31 (M3169)
Registrar of Deeds		LPI C0670032





**BUILDING DATA**

ERF CONSOLIDATION: 680(848 sqm.), 581(843 sqm.), 582(859 sqm.)

ERF 583: 2 648 sqm.

GROUND FLOOR: 786 sqm.  
 FIRST FLOOR: 357 sqm.  
 BASEMENT: 459 sqm.

TOTAL AREA: 1612 sqm

COVERAGE: 786 sqm / 2 648 sqm. = 30%

VK DB

HOUSE HARRIS - ERF 583 (CONSOLIDATION ERVEN 580, 581, 582)

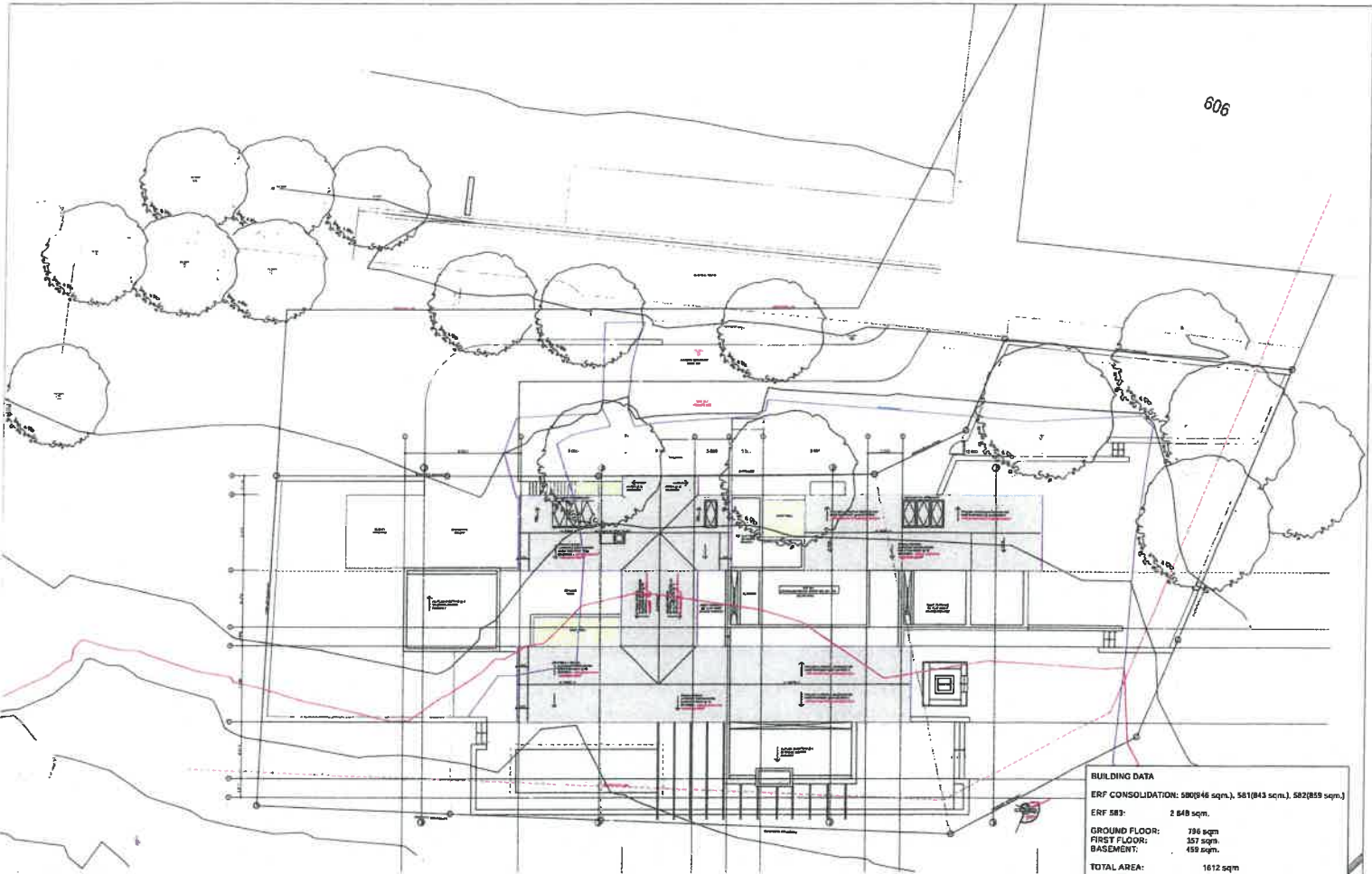
PROJECT NO. 123456789

DATE: 2024-01-01

SCALE: 1:500

DATE: 2024-01-01

606



PROPOSED SITE / ROOF PLAN  
SCALE 1:1000

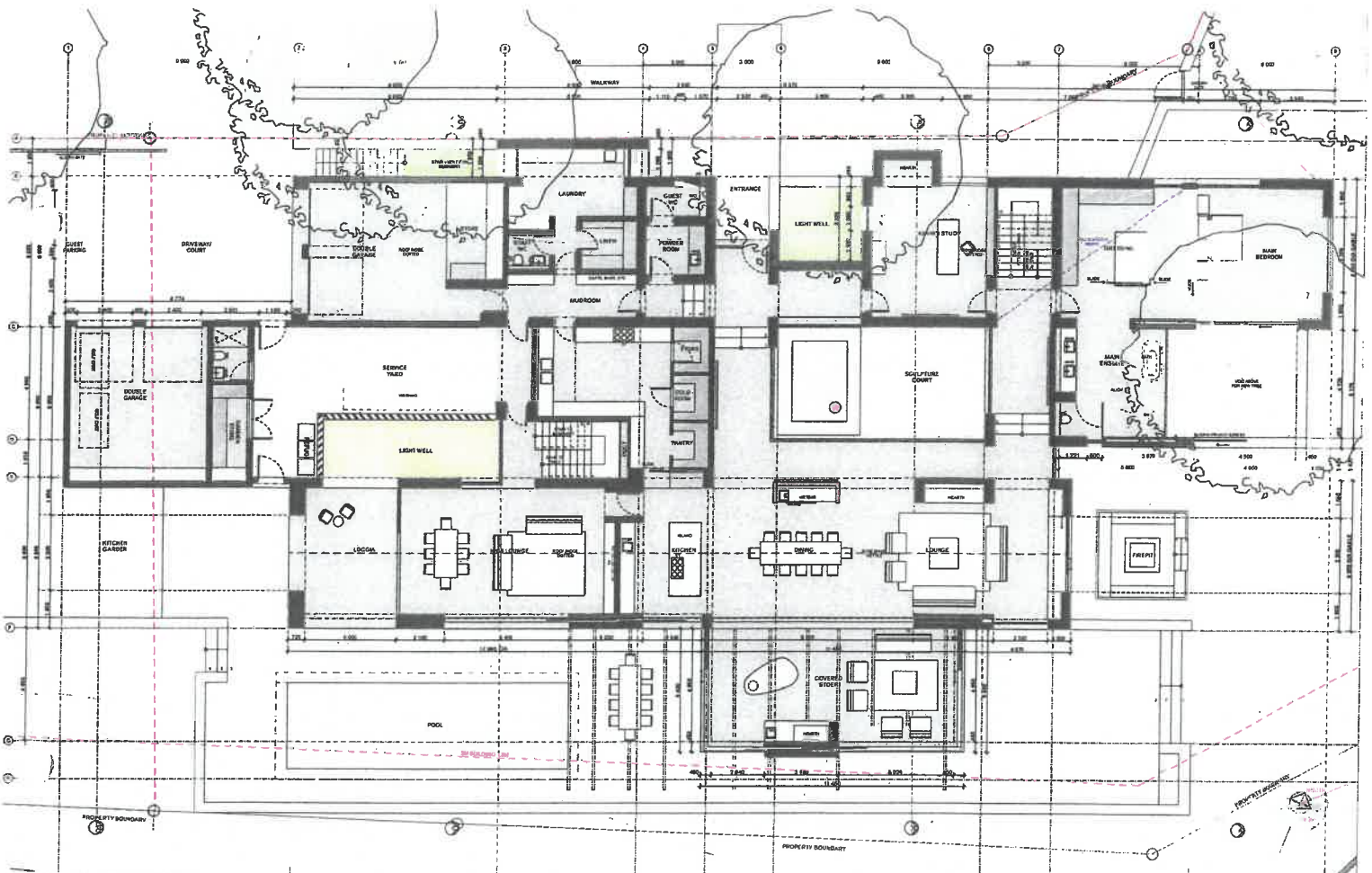


HOUSE BARRIS ER-GRAU CONSOLIDATION / MENSS, 30. 3. 14  
PROPOSED NEW WORKING  
BASED ON THE PLAN

<b>BUILDING DATA</b>	
ERF CONSOLIDATION:	590(946 sqm.), 551(843 sqm.), 582(859 sqm.)
ERF 583:	2 549 sqm.
GROUND FLOOR:	796 sqm
FIRST FLOOR:	337 sqm
BASEMENT:	459 sqm.
TOTAL AREA:	1612 sqm
COVERAGE:	796 sqm / 2 648 sqm. = 30%

SITE / ROOF PLAN



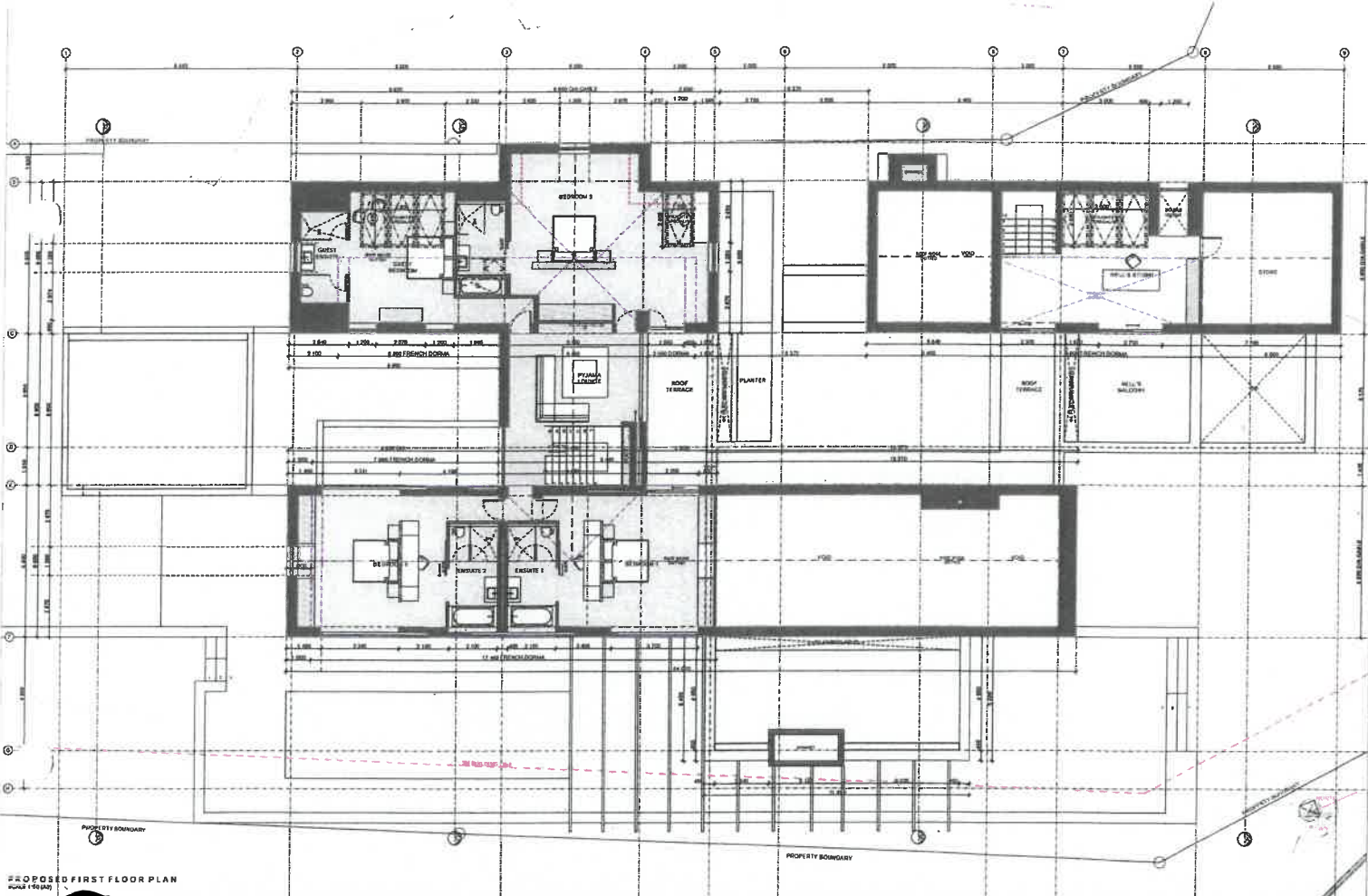


PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



HOUSE NUMBER 3858 (CONSOLIDATION FROM 580, 581, 582)  
PROPOSED DEVELOPMENT  
SP/2014/00000000

ARCHITECTS PL. 010 E 711 Ave. 10  
1000

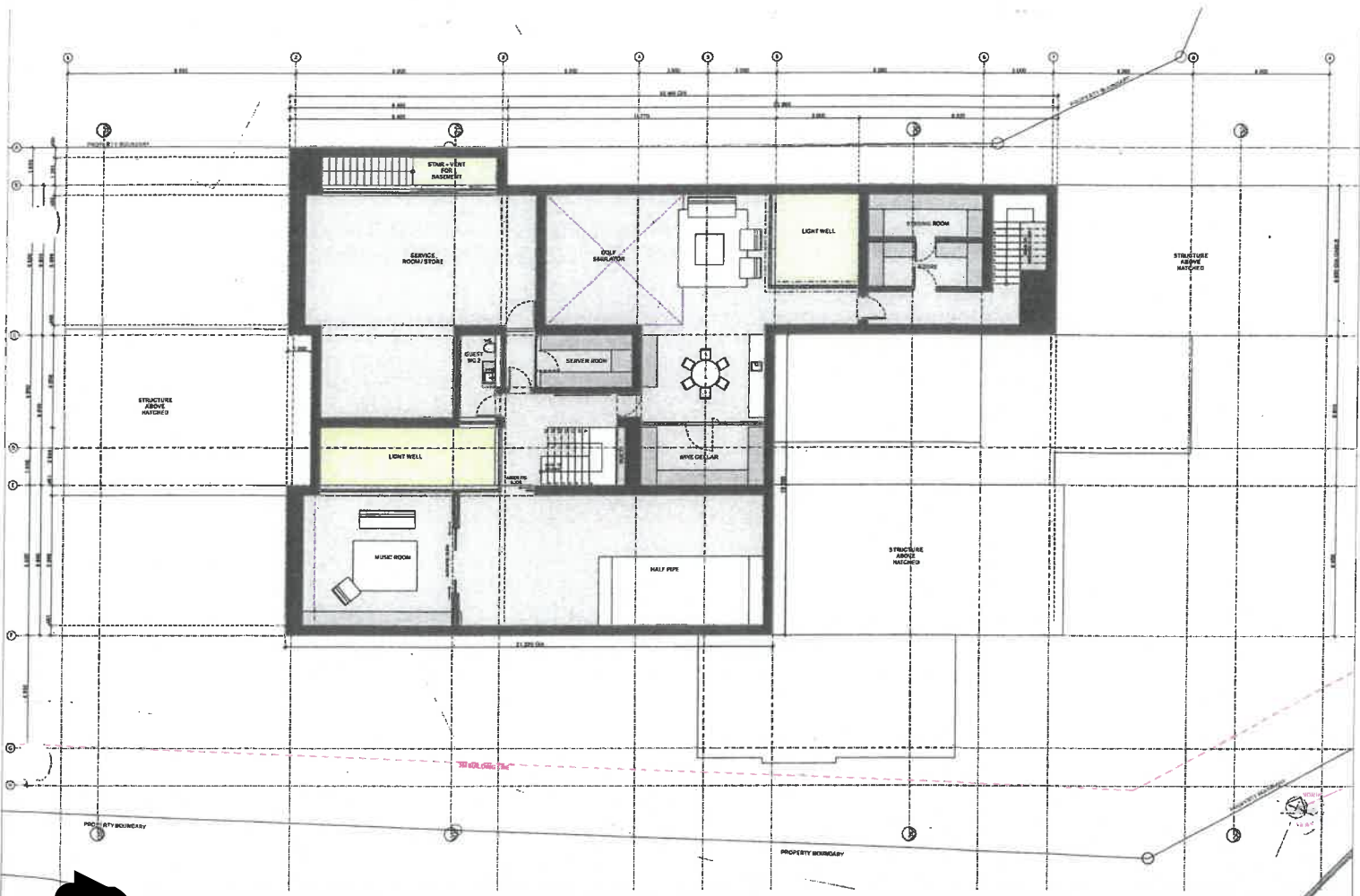


PROPOSED FIRST FLOOR PLAN  
SCALE 1:50 (A3)

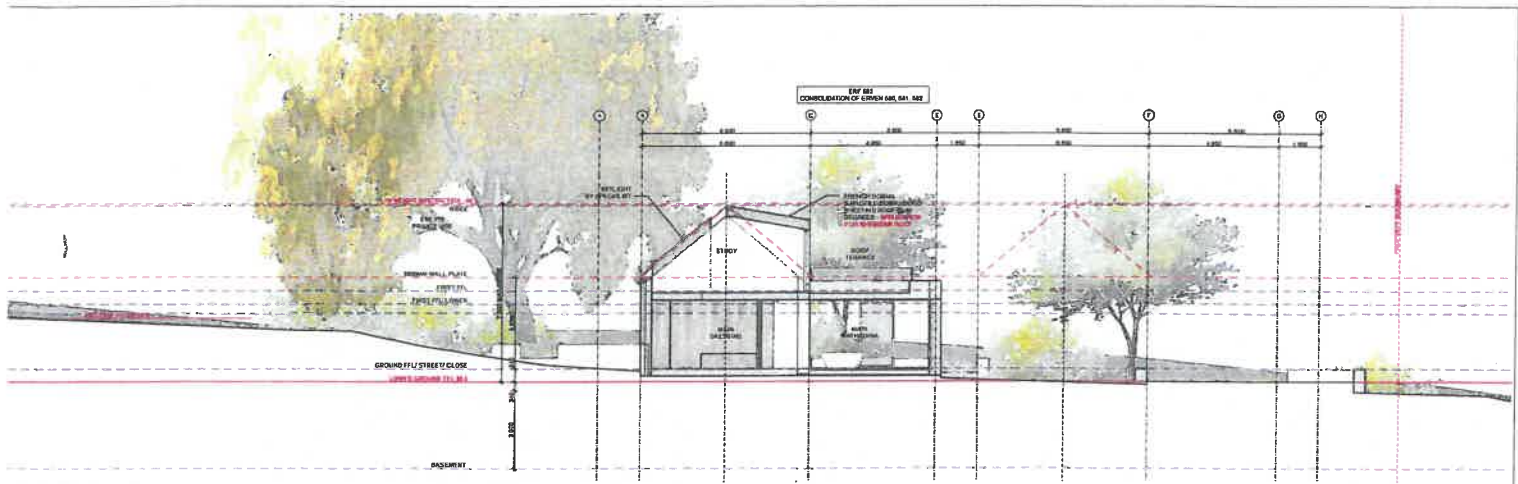
VK  
DB

HOUSE HARRIS ER-681 CONSOLIDATION HERVEN STG. 38 593  
PROPOSED NEW WORKING  
REVISED 10/01/20

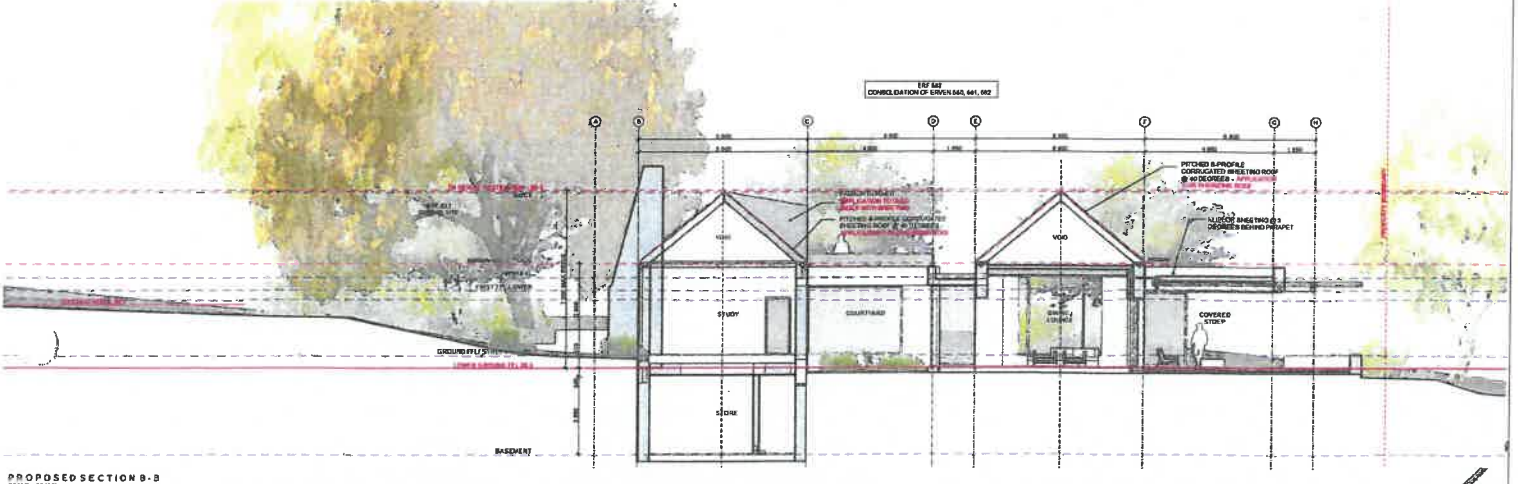
FIRST FLOOR PLAN A3  
DATE 10/01/20



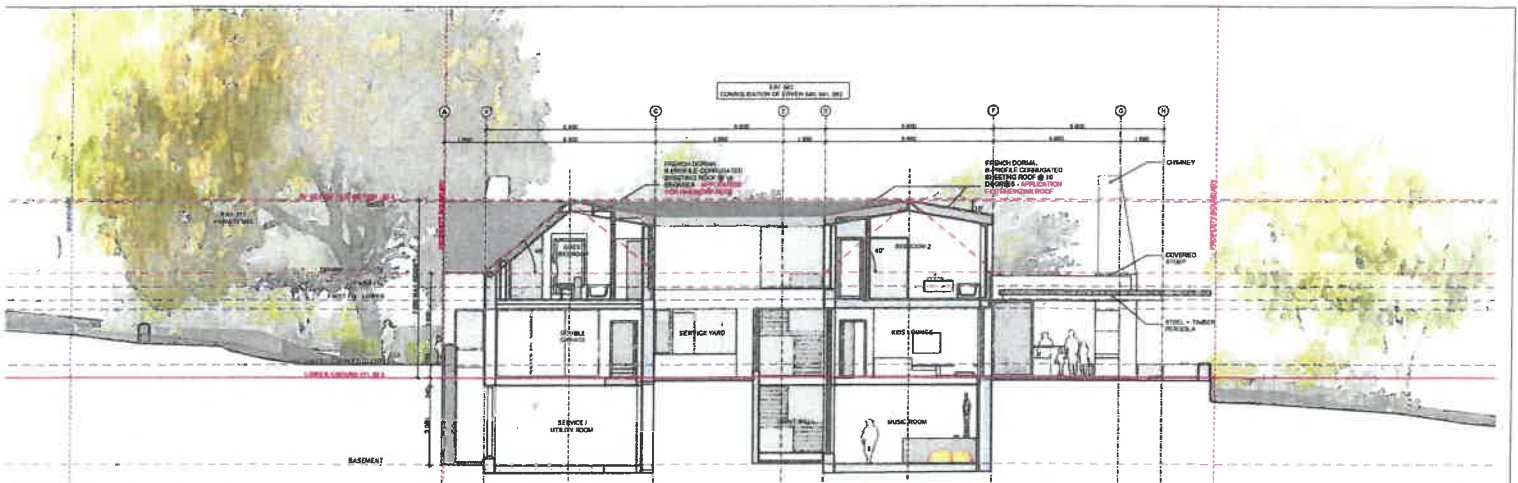




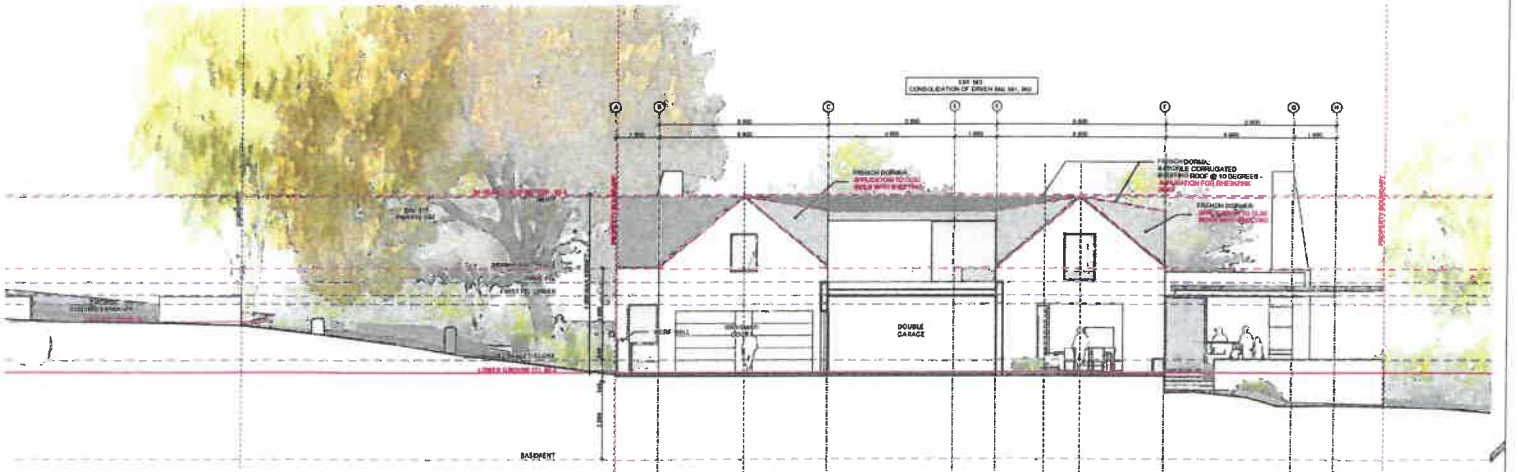
PROPOSED SECTION A-A  
SCALE 1:50 (A4)



PROPOSED SECTION B-B  
SCALE 1:50 (A4)

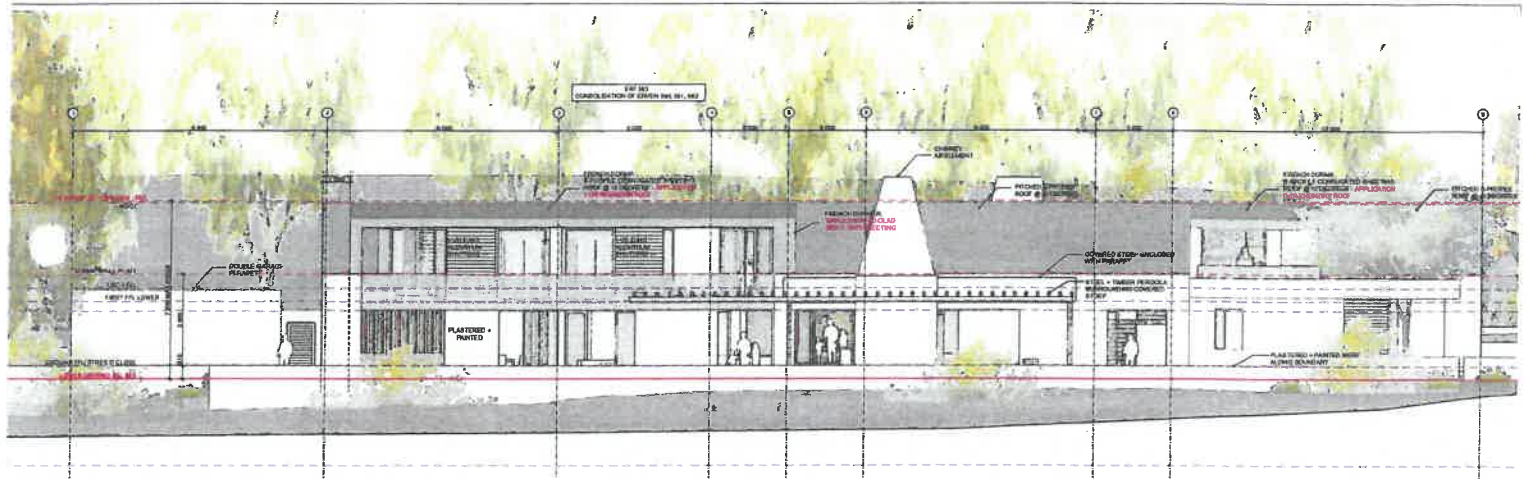


PROPOSED SECTION C-C  
SCALE: 1/8"=1'-0"



PROPOSED SECTION D-D  
SCALE: 1/8"=1'-0"





PROPOSED SOUTH ELEVATION  
SCALE 1/8"=1'-0"

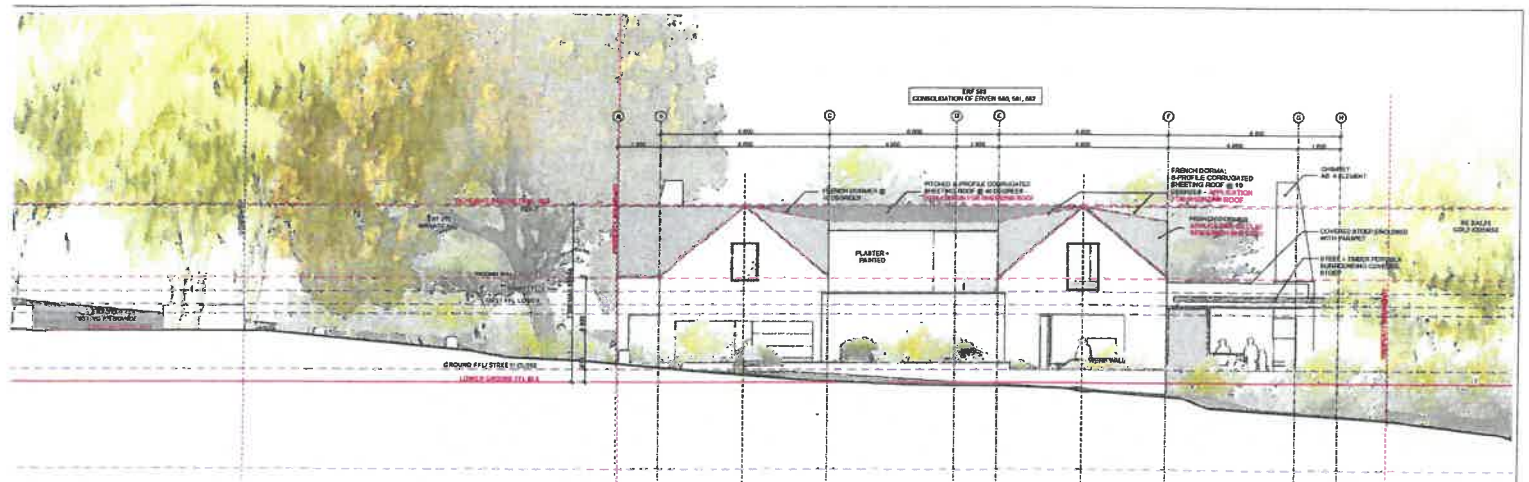


PROPOSED NORTH ELEVATION  
SCALE 1/8"=1'-0"

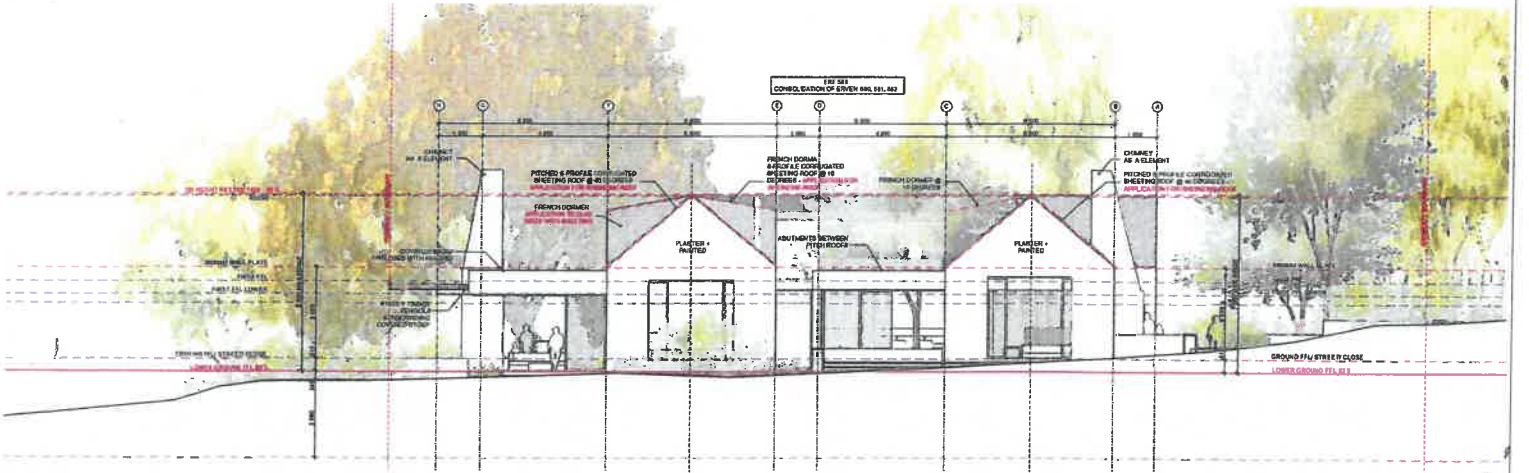
VK  
DB

 ARCHITECT: HANNAH ROUS  
 PROJECT NO: 2024-001  
 DATE: 10/20/24
 

 NORTH - NORTH ELEVATION



PROPOSED WEST ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED EAST ELEVATION  
SCALE 1/8"=1'-0"

VK DB
HOUSE HARRIS
ELEV 581 (CONSOLIDATION ELEV 581, 582)
EAST - WEST ELEVATION



# **ANNEXURE G**

**APPLICATION FOR THE  
CONSOLIDATION OF ERVEN 580, 581  
& 582, DE ZALZE GOLF ESTATE,  
STELLENBOSCH**

**COMMENT FROM THE  
MANAGER: ELECTRICAL  
SERVICES**

Erf 580

**GENERAL COMMENT:**

1. No Comment

**CONDITIONS:**

2. New erf only allowed one feeder cable to new proposed property
3. Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment and service cables in the vicinity, should damage occur, the applicant will be liable for the cost involved repairing damages that occurred due to construction work.



Signature

\_08/04/2022.....

Date

# **ANNEXURE H**

**APPLICATION FOR THE  
CONSOLIDATION OF ERVEN 580, 581  
& 582, DE ZALZE GOLF ESTATE,  
STELLENBOSCH**

**COMMENT FROM THE  
DIRECTOR: ENGINEERING  
SERVICES**





**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# MEMORANDUM

**DIREKTEUR: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

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**To ▫ Aan:** Director: Planning + Economic Development  
**Att Aandag** Salome Newman  
**From ▫ Van:** Manager: Development (Infrastructure Services)  
**Author ▫ Skrywer:** Tyrone King  
**Date ▫ Datum:** 23 Feb 2022  
**Our Ref ▫ Ons Verw:** Civil LU 2272  
**Your Ref:** LU/13538  
**Re ▫ Insake:** Erf 58: Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for the Consolidation of Erven 580, 581 & 582, De Zalze Golf Estate, Stellenbosch to form a land unit of  $\pm 2\ 648\text{m}^2$ .

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

1. **Civil Engineering Services**
  - 1.1 No objection, no municipal services are affected. All services are private.
2. **Electrical Engineering (Martin Slabber – Supt Dwarsrivier Elect)**
  - 2.1 Refer to **Annexure: Electrical**

**Tyrone King Pr Tech Eng**  
**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**