



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13508

Our File Reference Number: Remainder Farm 402, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR A SUBDIVISION FOR THE REGISTRATION OF A SERVITUDE AREA: REMAINDER FARM 402, STELLENBOSCH

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 Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Remainder Farm No. 402, Stellenbosch Division, namely:
 - 2.1.1 The **Subdivision** in terms of Section 15(2)(d) of the said Bylaw for the registration of a servitude borehole area ($\pm 2m^2$); a 1m wide underground electrical cable servitude and a 1m wide servitude pipeline on Remainder Farm No. 402, Stellenbosch Division, in favour of Farm No. 1600, Stellenbosch Division,

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 the servitude diagram, attached as **ANNEXURE C**, 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 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.
- c. All new servitude rights be registered in the title deeds of the applicable properties as indicate on the servitude diagram attached as **ANNEXURE C**.

2.3 The reasons for the above decision are as follows:

2.3.1 No other surrounding property owners will be materially affected by this application.

2.3.2 The proposal will facilitate the provision of water and related services to the adjoining property.

- 3. 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.
- 4. 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.

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 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>).
8. 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.
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 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

26/7/2022
DATE:

ANNEXURE C

**APPLICATION FOR A SUBDIVISION
FOR THE REGISTRATION OF A
SERVITUDE AREA:**

**REMAINDER FARM NO. 402,
STELLENBOSCH DIVISION**

SERVITUDE DIAGRAM

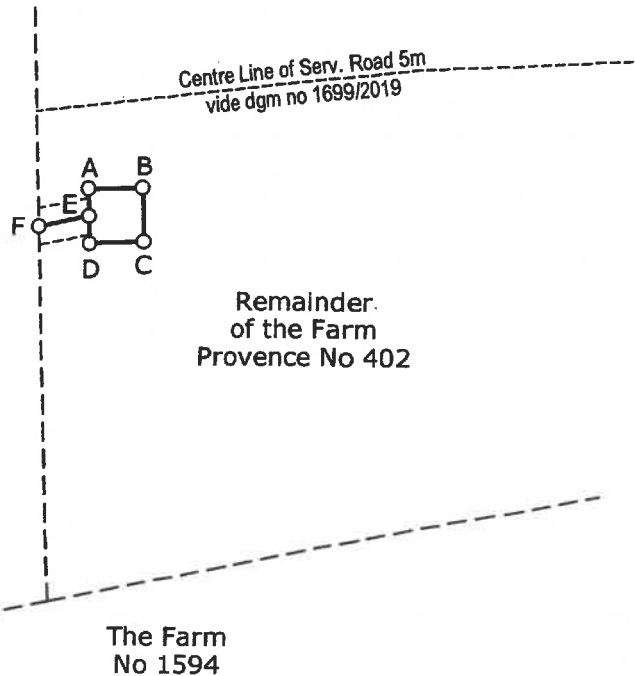
DAVID HELBIG & ABRAHAMSE, LAND SURVEYORS

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19° X			S.G. No.	
		Constant	±	0,00		+3 700 000,00
AB	1,50	268 28 30	A	+23 969,23	+ 58 458,82	Approved for Surveyor-General
BC	1,49	358 04 00	B	+23 967,73	+ 58 458,78	
CD	1,50	87 19 30	C	+23 967,68	+ 58 460,27	
DA	1,52	177 56 30	D	+23 969,18	+ 58 460,34	
EF	1,40	78 02 50	E	+23 969,21	+ 58 459,58	
			F	+23 970,58	+ 58 459,87	
438 Bloekom Grove		△		+24 685,45	+ 60 297,75	
418 Kanonkop Suid		△		+24 280,37	+ 57 878,01	

Beacon Description:

All beacons are 16 mm iron peg

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 26/7/2023
 AUTHORIZED EMPLOYEE/MPT



Scale 1: 200

Servitude Notes:

- 1) The figure A B C D represents a Servitude Borehole Area, measuring 2 square metres in extent, as shown.
- 2) The line E F represents the centre line of an underground Electrical Cable Servitude 1m wide, as shown.
- 3) The line E F represents the centre line of a Servitude Pipeline 1m wide, as shown.

over **the Remainder of the Farm Provenge No 402**

Situate in **the Municipality and**

Administrative District of **Stellenbosch**

Province of the Western Cape

Surveyed in **June 2020**

by me

S G Dreyer
S G DREYER

Professional Land Surveyor
 (PLS1028)

This diagram is annexed to No. dated i.f.o.	The original diagram is No. 869/2017 annexed to Transfer No. 1914. .6616	File No. S.R. No. Comp. BHSY-41 (M789)
Registrar of Deeds		