



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11631

Our File Reference Number: Erf no 375-381, Longlands

Your Reference Number: None

Enquiries: Lenacia Kamineth / Pedro April

Contact No: 021 – 808 8682

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PER E-MAIL: clifford@tv3.co.za

Dear Mr Heys

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015): APPLICATION FOR CONSOLIDATION, SUBDIVISION AND REZONING: ERF 375-381, LONGLANDS

1. This Municipality's decision letter dated 01 December 2020, refers. The appeal process has now been concluded.
2. The Appeal Authority resolved on 12 October 2021 that the appeal submitted against the approval of the subject application by the Municipal Planning Tribunal on 27 November 2020, BE DISMISSED and that the subject decision BE CONFIRMED in terms of section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, 2015.
3. The application for the following applications in terms of the Stellenbosch Municipal Land Use Planning By-law on Erf 375 to 381, Longlands, namely:
 - 3.1. Consolidation in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law (2015) of unregistered Erven 375, 376, 377, 378, 379, 380 and 381, Longlands (Zoned Conventional Residential) to create a single erf; endorsed plan
 - 3.2. Rezoning in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-law (2015) of the consolidated property to subdivisinal area, to accommodate 7(seven) conventional Residential Erven (Portions 1 to 7) and 2(two) Private Open Space Zone erven (Portion 8 and 9) for private pedestrian pathway/road purposes;

3.3. Subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law (2015) of

3.4. the consolidated erf into nine erven, namely; Portion 1 ($\pm 657\text{m}^2$), Portion 2 ($\pm 575\text{m}^2$), Portion 3 ($\pm 575\text{m}^2$), Portion 4 ($\pm 766\text{m}^2$), Portion 5 ($\pm 478\text{m}^2$), Portion 6 ($\pm 665\text{m}^2$), Portion 7 ($\pm 625\text{m}^2$), Portion 8 ($\pm 263\text{m}^2$) and Portion 9 ($\pm 226\text{m}^2$) and subsequently amendment of the approved general plans; endorsed plan **BE APPROVED** in terms of Section 60 of the said Bylaw.

4. **The approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:**

4.1. The approval applies only to the consolidation, subdivision, amendment of an approved general plan and zoning in question (See **ANNEXURE 2**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council and external departments;

4.2. Erf diagrams/general must be submitted to the municipality for record purposes.

4.3. The approval will lapse if not implemented within 5 years as prescribed in terms of Section 43 of Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA).

5. Reasons for the decision are as follows:

5.1. The proposal is in compliance with the zoning scheme regulations for the proposed uses, 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.

5.2. It is not envisaged that the approval of the proposal will impact negatively on any surrounding property owners.

5.3. The properties are located within an approved urban development and urban edge.

5.4. The proposal will remain in line with the initial land use approval and the alignment of the approved urban edge.

5.5. The creation of 2 private open space erven to make provision for the integration of the existing development with future developments through pathways, is promoted by forward planning principles.

5.6. The proposed consolidation and re-subdivision only present a re-alignment of the cadastral boundary to create the same amount of residential opportunities, with two additional private open spaces.

6. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 13.10.2021

Copies:

1. Mrs B Hayes
Stellenbosch Interest Group
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2. The office of the Surveyor-General
E-mail: sglodgementwc@drdlr.gov.za

ANNEXURE 2

Proposed Consolidation, Subdivisional and Zoning Plan



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

1/12/20

AUTHORISED EMPLOYEE/MPT

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Notes:

Application for the consolidation of Erven 375 - 381, Longlands.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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Longlands Village

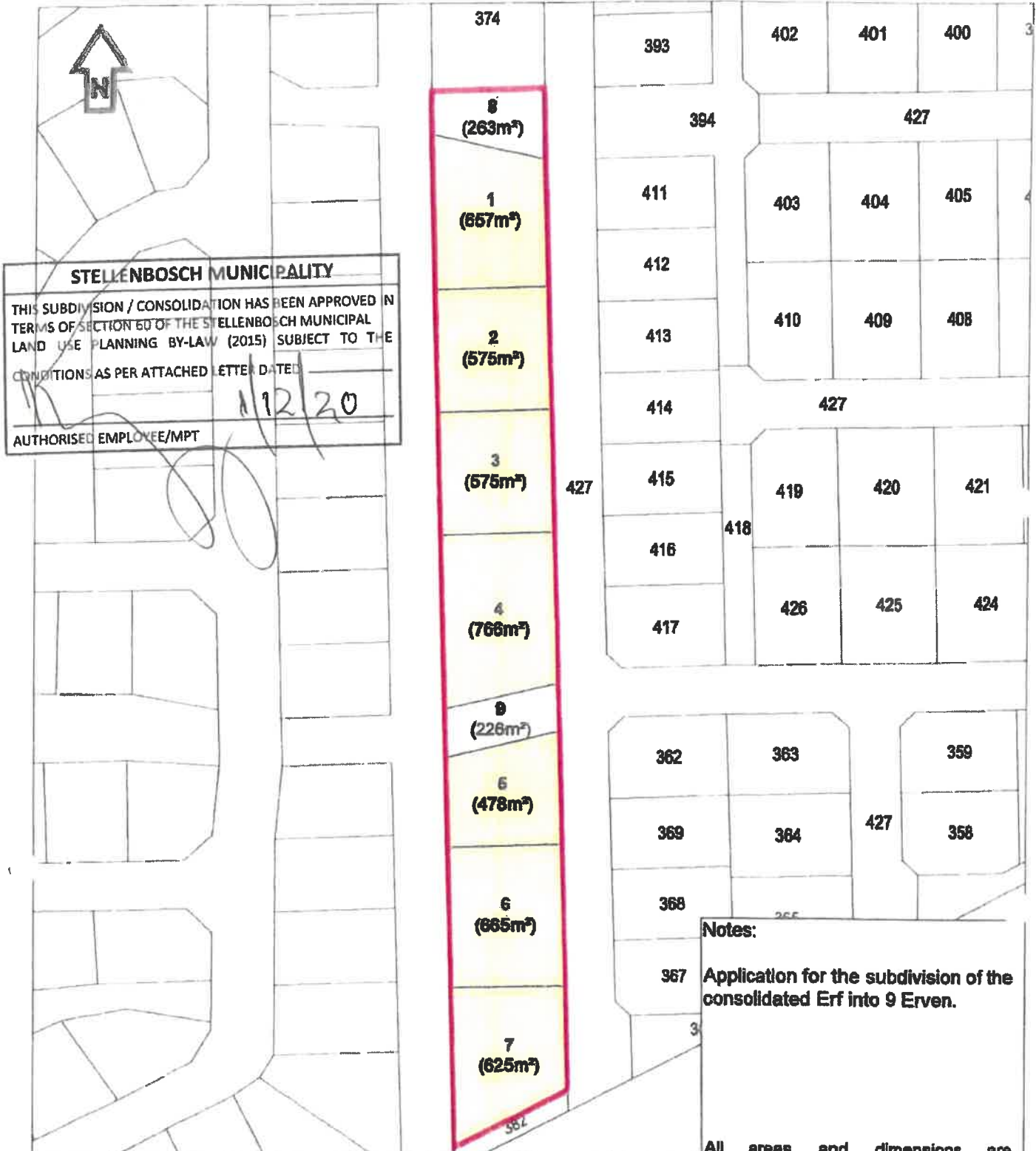
Property Description: Erf 375-381, Longlands



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ARCHITECTS AND TOWN PLANNERS

Drawing:	Proposed Consolidation	Plan no.:	3
Date:	19/09/2020	Scale:	1:1000 (A4)
Project no.:	3604 P	Drawn:	WH
		Checked:	CH



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 11/2/20
 AUTHORISED EMPLOYEE/MPT

Notes:
 Application for the subdivision of the consolidated Erf into 9 Erven.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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Erf Number	Zoning	Land Use	No. of Erven	Area
1 - 7	Conventional Residential	Dwelling House	7	4341m ²
8 - 9	Private Open Space	Private Road	2	489m ²
Total				4830m²

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Longlands Village
 Property Description:
 Erf 375-381, Longlands

Drawing:	Proposed Subdivision	Plan no.:	4
Date:	18/08/2020	Scale:	1:1000 (A4)
Project no.:	3804 P	Drawn:	WH
		Checked:	CH