



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14545(TP85/2022)

Our File Reference Number: Farm 104/4 & 15, 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 SUBDIVISION AND CONSOLIDATION ON FARM 104/4 & 15, STELLENBOSCH DIVISION

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 in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Farm 104/4 & 15 Stellenbosch Division, namely:
 - 2.1.1 **Subdivision** in terms of Section 15 (2) (d) of the said By-law, of;
 - i. Farm 104/15 ($\pm$ 23.9 ha in extent) into Portion A ($\pm$ 5.06 ha in extent) & Rem Farm 104/15 ($\pm$ 18.84 ha in extent)
 - ii. Farm 104/4 ($\pm$ 4.5 ha in extent) into Portion B ($\pm$ 0.06 ha in extent) & Rem Farm 104/4 ($\pm$ 4.53 ha in extent)
 - iii. Registration of 3m right of way servitude in favour of the proposed consolidated portion.
 - 2.1.2 **Consolidation** in terms of Section 15 (2) (e) of the said by-law, of;
 - i. The subdivided Portion A & Portion B to create newly consolidated portion ($\pm$ 5.12 ha in extent)
 - ii. Remainder of Farm 104/4 & Remainder of Farm 104/15 to create a newly consolidated portion ($\pm$ 23.37 ha in extent)

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

3. Conditions of Approval:

3.1 The approval applies only to the proposed subdivision and consolidation under consideration as indicated on subdivision and consolidation Plan referenced as Ref:SA 104-15B, drawn by fbv land surveyors, dated 31/08/2022 (See **Annexure D**); and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

3.2 The development must be undertaken in accordance with the subdivision and consolidation Plan referenced as Ref:SA 104-15B, drawn by fbv land surveyors, dated 31/08/2022 attached as **Annexure D**.

3.3 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.

3.4 The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.

3.5 The consolidation of the subject properties needs to be simultaneously registered with the subdivided properties.

3.6 The servitude rights in favour of new consolidation of portion A and B be registered in the title deeds of the applicable properties on registration.

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

4.1 The proposed subdivision size is not out of character with the current surrounding properties sizes, therefore will not compromise the existing character of the surrounding landscape.

4.2 Sufficient services and safe access could be provided to the proposed subdivided units.

5. Matters to be noted:

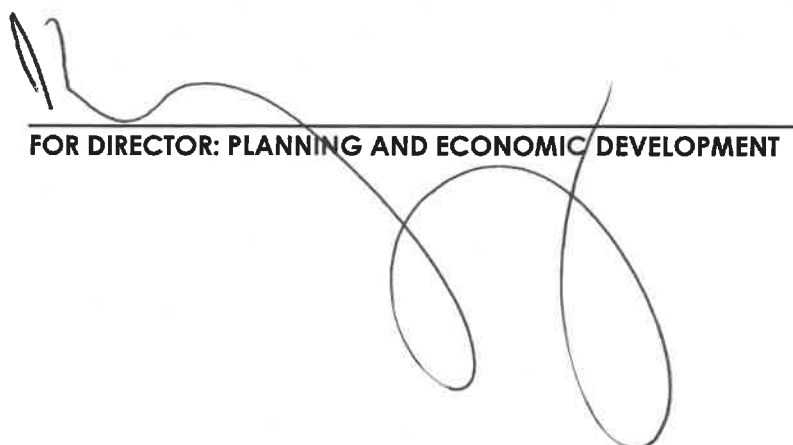
5.1 Building plans be approved by the Municipality prior to any building work commencing.

5.2 All electrical requirements be directed to Eskom.

6. 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.
7. 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
- 7.1 Reference to this correspondence and the relevant property details on which the appeal is submitted.
- 7.2 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.
- 7.3 Whether the appeal is lodged against the whole decision or a part of the decision.
- 7.4 If the appeal is lodged against a part of the decision, a description of the part.
- 7.5 If the appeal is lodged against a condition of approval, a description of the condition.
- 7.6 The factual or legal findings that the appellant relies on.
- 7.7 The relief sought by the appellant.
- 7.8 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 7.9 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.
8. 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

9. 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.
10. The 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
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

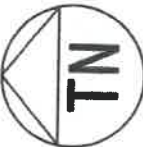
31/10/2023
DATE

ANNEXURE D:
PROPOSED SUBDIVISIONAL & CONSOLIDATION PLAN

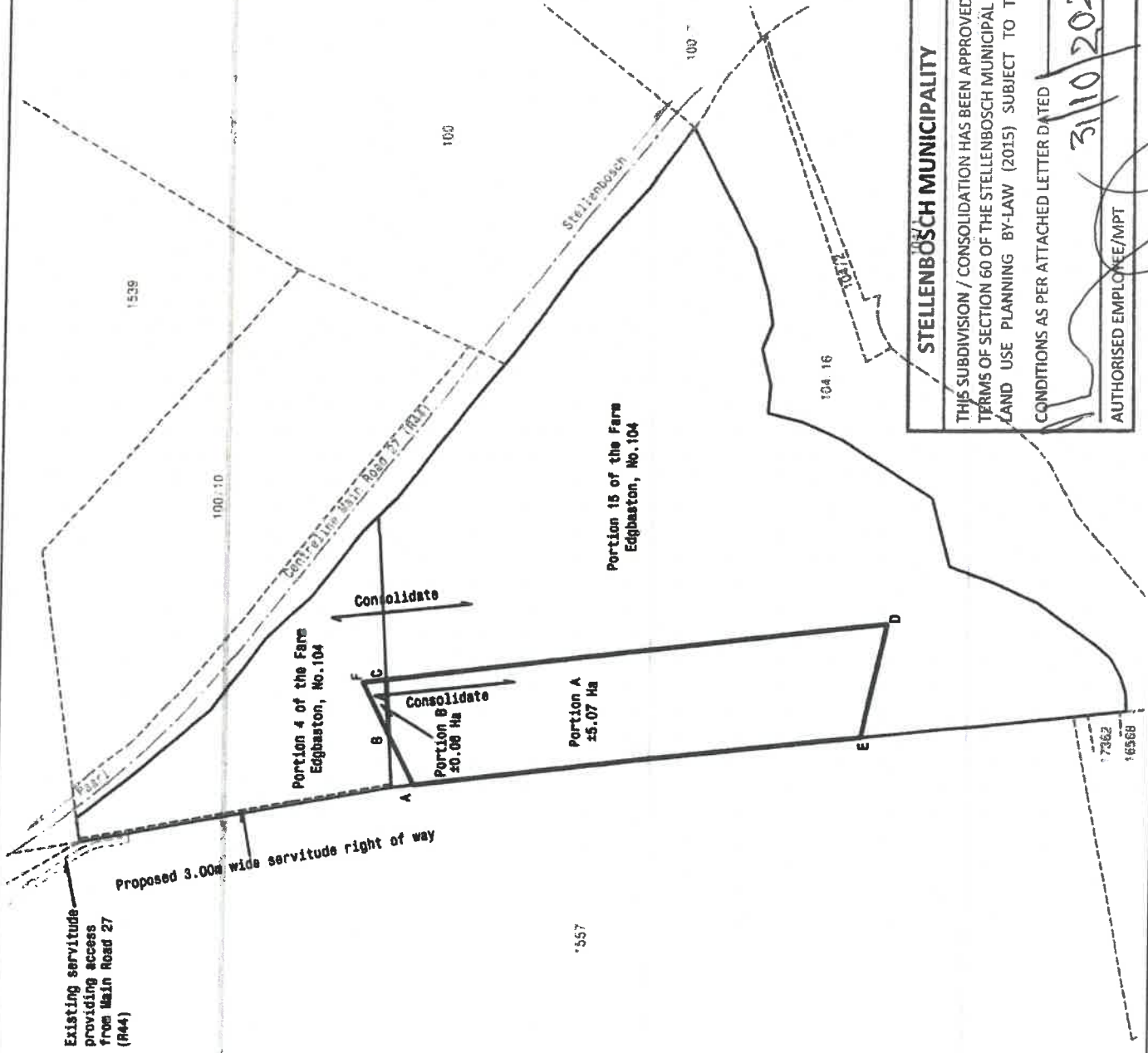
Notes

1. The figure A B C D E represents ± 5.06 hectares of land being proposed Portion A of Portion 15 of the Farm Edgbaston, No. 104.
2. Figure B C F represents ± 0.08 hectares of land being proposed Portion B of Portion 4 of the Farm Edgbaston, No. 104.
3. Portion A and Portion B to be consolidated.
4. Remainder Portion 4 and Remainder Portion 15 to be consolidated.

Portion	Area (Ha)	Zone	Use
Portion 4 of the Farm	4.5911	Agricultural	Agriculture
Portion 15 of the Farm	23.9078	Agricultural	Agriculture
Portion A	± 5.06	Agricultural	Agriculture
Portion B	± 0.08	Agricultural	Agriculture
Consolidation A and B	± 5.12	Agricultural	Agriculture
Consolidation Rem.	± 23.37	Agricultural	Agriculture
104/4 and Rem. 104/15			

	Caveat Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
Scale 1:4000 A3	Dwg: Proposed subdivision- rev5
Ref: SA104-158	Date: 31/08/2022 System: W3 19

by 



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 31/10/2023
AUTHORISED EMPLOYEE/MPT 