



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17135 & LU/17116

Our File Reference Number:

Your Reference Number: Unregistered Erf 14599 & 15095, Stellenbosch

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: live@izemalan.co.za

Sir / Madam

APPLICATION FOR SUBDIVISION ON UNREGISTERED ON ERF 14599 & 15095, STELLENBOSCH

1. The above application refers.
2. The Municipal Planning Tribunal on the 29 November 2024 resolved as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, namely:
 - 2.1.1 The Subdivision in terms of Section 15(2)(d) of the said Bylaw of Unregistered Erf 14599, Stellenbosch (consisting of the consolidation in terms of Section 15(2)(e) of the said Bylaw of Erf 6667, 6852, 14597 and 14598, Stellenbosch) into 90 Conventional Residential Zone Erven and Remainder Roads (Public Road and Parking Zone) erven and the registration of 2m stormwater servitudes, 2m services servitudes and 5m foul sewer servitude
 - 2.1.2 The Subdivision in terms of Section 15(2)(d) of the said Bylaw of Unregistered Erf 15095, Stellenbosch (A portion of Erf 6846, Stellenbosch) into 74 Conventional Residential Zone Erven and a Remainder Road (Public Road and Parking Zone – Erf 15097) and the registration of pipeline and services servitudes.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

3.1 The approval only applies to the applications as indicated above 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.

3.2 The proposed subdivisions be implemented in accordance to General Plan No 4717/2006, surveyed by D. P Burger dated May 2004 – June 2006 and General Plan No 4720/2006, surveyed by M. B. Straughan dated May 2004 – June 2006 attached as **ANNEXURE D & E**.

3.3 An electronic copy (shp, dwg, dxf) of the subdivisional plans be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:

3.3.1 Co-ordinates

3.3.2 Survey dimensions

3.4 The servitudes be registered in the title deeds of the applicable property/ies on registration.

3.5 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the approved land uses.

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

4.1 The subdivisions formalize the existing residential area, where duplex units are already constructed and occupied, ensuring compatibility with surrounding privately owned residential properties.

4.2 The proposed subdivision will not result in adverse impacts on the biophysical environment or heritage resources, as the development was established in 2007/2008, with no new construction planned.

4.3 The subdivision does not place additional demands on infrastructure or services, as the properties are already fully serviced, and no upgraded engineering services are required.

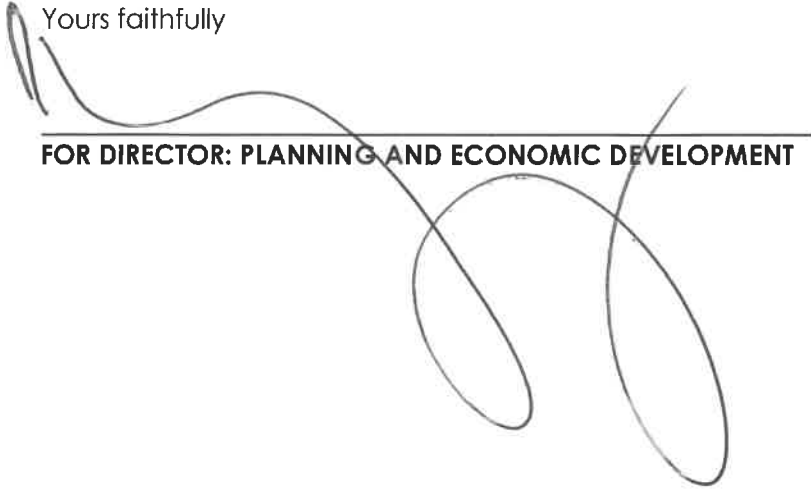
4.4 The transfer of ownership to beneficiaries will positively impact the community by providing security of tenure and supporting socio-economic stability for both current and future residents.

4.5 The proposal which is within an urban edge aligns with the relevant planning frameworks and legislation, including the Stellenbosch Municipality's Amended Spatial Development Framework (2023), Land Use Planning By-Law (2023), and Zoning Scheme By-Law (2024).

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.
5. Appeals must be submitted by completing the required form 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.
- 6. 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**
7. 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.
8. The appeal form and 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 or 021- 808 8684.
9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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

2/12/2024,
DATE

ANNEXURE D:
SG and General Plans for Erf 14599, Stellenbosch

Note:

The figure EamNPQxnWXYe represents freehold land
the remainder is quitrent.

Components:

1. The figure ABCDeZA1 represents Erf 8867 Stellenbosch,
vide General Plan No. TP.7873
2. The figure EambcdVWXYe represents Remainder Erf 6852 Stellenbosch
vide Dgm. No. 9149/1986, D/T 1987- -30472
3. The figure FGHJKLa represents Erf 14597 Stellenbosch
vide Dgm. No 4714/2006, D/T
4. The figure bNPQRSTUdc represents Erf 14598 Stellenbosch
vide General Plan No. 11678

S.G. No.

4716/2006

Approved.


for
Surveyor - General

Date : 2006-07-31

SHEET 1 OF 2 SHEETS

The figure A B C D E F G H J K L M N P Q R S T U V W X Y Z A1
represents 1,1164 hectares of land, being

ERF 14599 STELLENBOSCH and comprises 1. to 4. as above

Situate in Cloetesville Township in Stellenbosch Municipality
Administrative District of Stellenbosch Province of Western Cape
Compiled in July 2006
by me

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. Stel. 81 vol. 5
S.R. No. Compiled
Comp. BHSZ-1241 (8933)
BHSZ-1243 (8935)

LPI C0670022

Registrar of Deeds

Erf 14599 Stellenbosch

ERF 14599 STELLENBOSCH

Administrative District of Stellenbosch

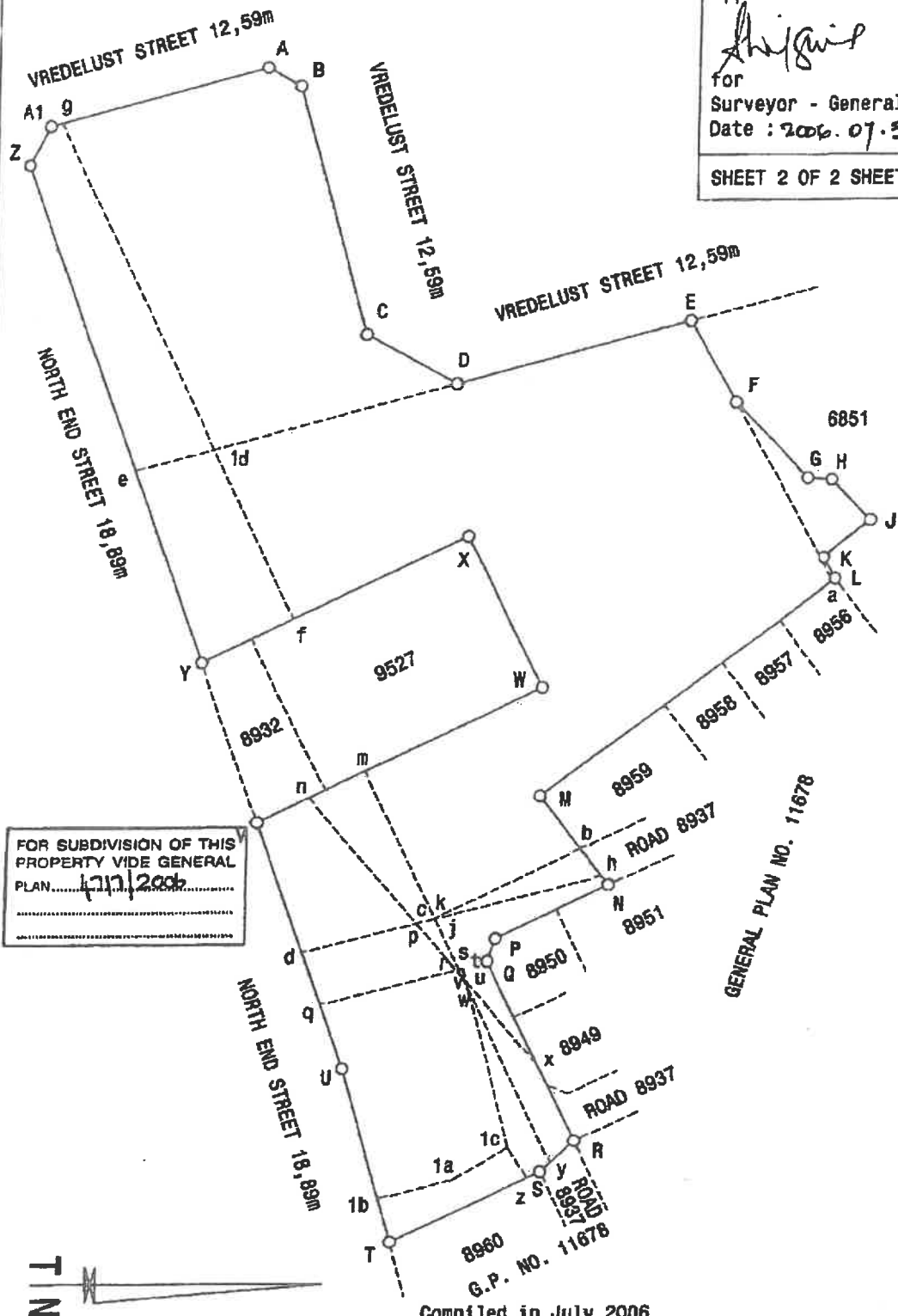
S.G. No.

4716/2006

Approved.

[Signature]
for
Surveyor - General
Date : 2006.07.31

SHEET 2 OF 2 SHEETS



FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERAL
PLAN. 1717/2006

Compiled in July 2006
by me

[Signature]

SCALE 1 : 1000

PLS Q080

D P Burger

Pr Land Surveyor

Erf 14599 Stellenbosch

86 NO. 4717/2006
SHEET 2 OF 2 SHEETS

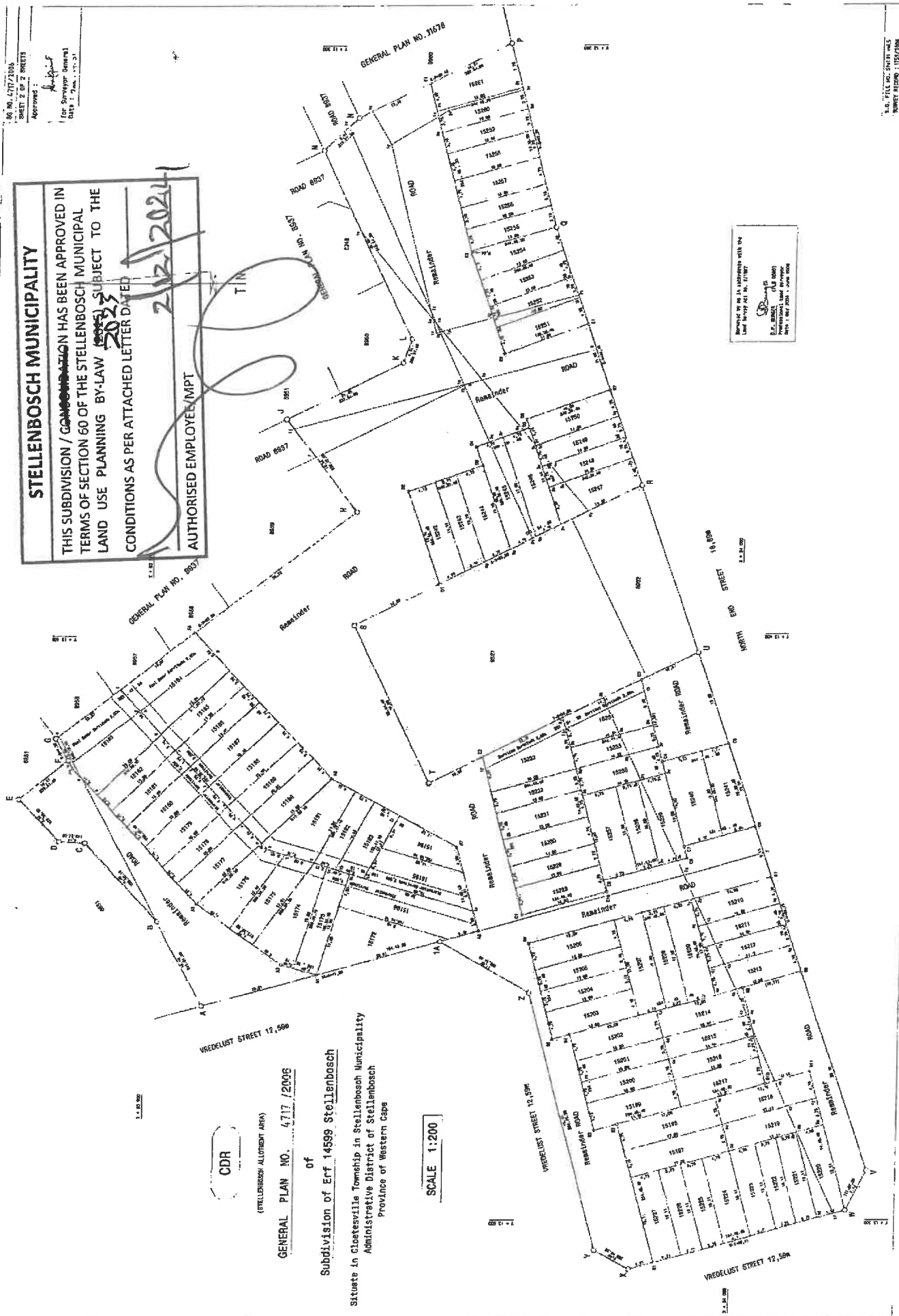
Approved: *[Signature]*

For Surveyor General
Date: 7 June 2024

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / ~~COMPARTMENTATION~~ HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2023) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED 21/12/2024

AUTHORISED EMPLOYEE/MPT



Surveyed by me in accordance with the
Land Survey Act No. 117/1987
[Signature]
Professional Land Surveyor
Date: 7 June 2024 - June 2024

86 NO. 4717/2006
SHEET 2 OF 2 SHEETS
Date: 7 June 2024

ANNEXURE E:
SG and General Plans for Erf 15095, Stellenbosch

GENERAL PLAN T.P.: 7873

Friedlaender, Burger & Volkmann - Land Surveyors

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°			S.G. No. 4719/2006 Approved. <i>Signature</i> for Surveyor - General Date : 2006.08.01
		Constants :	Y	X		
			0,00	0,00		
AB	17,53	297 00 10	A +	13492,19	+ 3754277,37	
BC	70,85	251 06 30	B +	13476,57	+ 3754285,33	
CD	34,28	164 44 40	C +	13409,54	+ 3754262,39	
DE	6,30	254 43 40	D +	13418,56	+ 3754229,32	
EF	33,86	344 45 40	E +	13412,48	+ 3754227,66	
FG	17,27	251 06 50	F +	13403,58	+ 3754260,33	
GH	83,65	238 38 10	G +	13387,24	+ 3754254,74	
HJ	26,87	164 44 40	H +	13315,81	+ 3754211,20	
JK	6,30	254 43 40	J +	13322,88	+ 3754185,28	
KL	25,04	344 44 30	K +	13316,80	+ 3754183,62	
LM	6,34	238 37 00	L +	13310,21	+ 3754207,78	
MN	31,69	254 44 20	M +	13304,80	+ 3754204,48	
NP	23,28	164 45 30	N +	13274,23	+ 3754196,14	
PQ	6,30	254 43 40	P +	13280,35	+ 3754173,68	
QR	23,29	344 44 30	Q +	13274,27	+ 3754172,02	
RS	63,70	254 45 20	R +	13268,14	+ 3754194,49	
ST	31,48	341 08 00	S +	13206,68	+ 3754177,74	
TU	50,39	71 08 10	T +	13196,50	+ 3754207,53	
UV	25,19	341 10 10	U +	13244,18	+ 3754223,82	
VW	6,30	71 11 30	V +	13236,05	+ 3754247,66	
WX	25,18	161 08 30	W +	13242,01	+ 3754249,69	
XY	77,59	71 08 20	X +	13250,15	+ 3754225,86	
YZ	29,71	309 07 40	Y +	13323,57	+ 3754250,94	
ZA1	7,43	71 04 40	Z +	13300,52	+ 3754269,69	
A1B1	29,70	129 10 00	A1 +	13307,55	+ 3754272,10	
B1C1	10,00	71 08 50	B1 +	13330,58	+ 3754253,34	
C1D1	15,47	119 37 50	C1 +	13340,04	+ 3754256,57	
D1E1	34,62	58 38 00	D1 +	13353,49	+ 3754248,92	
E1F1	18,26	341 07 10	E1 +	13383,05	+ 3754266,94	
F1G1	50,37	71 07 50	F1 +	13377,14	+ 3754284,22	
G1H1	28,35	341 08 20	G1 +	13424,80	+ 3754300,51	
H1J1	6,31	71 13 10	H1 +	13415,82	+ 3754327,33	

continue on Sheet 2

The figure ABCDEFGHJKLMNPQRSTUWXYZA1B1C1D1E1F1G1H1J1K1L1M1
represents 1,0358 hectares

of land, being

ERF 15095 (~~PORTION OF ERF 6846~~) - STELLENBOSCH

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in May 2004 - July 2006
by me

Province of Western Cape

PLS 0907 M B Straughan Pr Land Surveyor

This diagram is annexed to
No.
Dated
i.f.o.

The original diagram is
No.
Annexed to

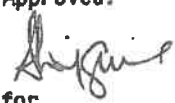
File No. Stel.1055 (V5)
S.R. No. E1763/2006
Comp. BHSZ-1243 (6935)

Registrar of Deeds

LPI C0670022

Erf 15095 Stellenbosch

This diagram represents
closed public place

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°			S.G. No.
			Y	X		
		Constants :	0,00	0,00		4719/2006
J1K1	28,33	161 07 50	J1 + 13421,59	+ 3754329,36		Approved.
K1L1	34,64	71 07 40	K1 + 13430,75	+ 3754302,55		
L1M1	22,24	28 08 20	L1 + 13463,53	+ 3754313,76		for
M1A	59,43	161 29 50	M1 + 13473,33	+ 3754333,73		Surveyor - General
						Date : 2006-08-01
	142	STEL 9	Δ + 8616,92	+ 3748445,46		
	405	AARNES	Δ + 9183,09	+ 3760305,20		
						SHEET 2 OF 3 SHEETS

Beacon Descriptions

U Iron standard section
 W H1 12mm Iron peg in tar
 Y A1 K1 Hole in kerb
 B1 J1 Hole in concrete
 C1 Mark on roof
 All other beacons 12mm Iron peg

ERF 15095 (~~PORTION OF ERF 6846~~) STELLENBOSCH

Administrative District of Stellenbosch

Surveyed in May 2004 - July 2006

by me

PLS 0907 M B Straughan Pr Land Surveyor

Erf 15095 Stellenbosch

ERF 15095 (PTN. OF ERF 6846) STELLENBOSCH

Administrative District of Stellenbosch

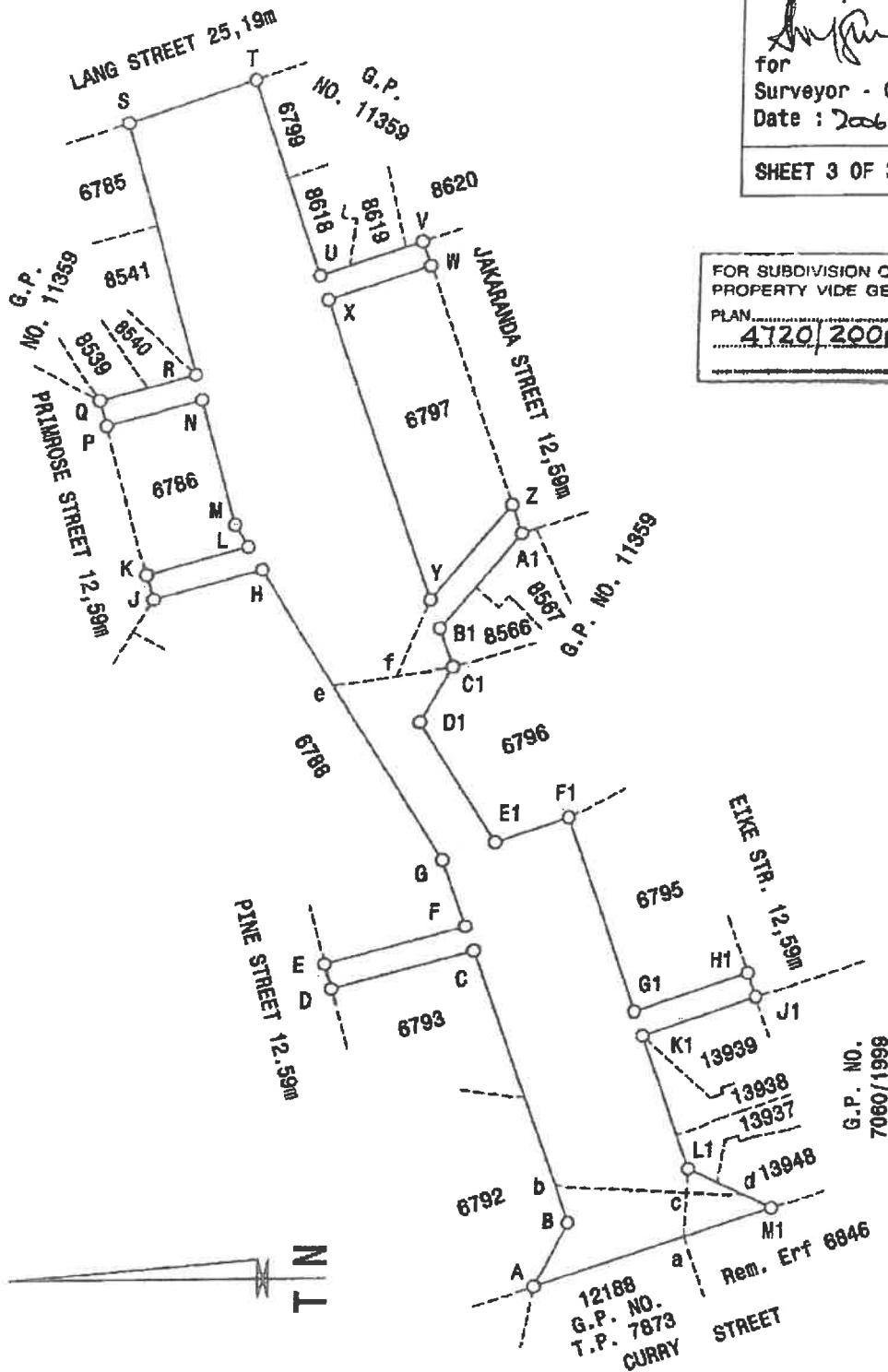
S.G. No.

4719/2006

Approved.

for
Surveyor - General
Date : 2006.08.01

SHEET 3 OF 3 SHEETS

FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERALPLAN
4720/2006

SCALE 1 : 1500

Surveyed in May 2004 - July 2006
by me

PLS 0907 M B Straughan Pr Land Surveyor

Erf 15095 Stellenbosch

Approved : [Signature]
for Surveyor General
Date : 2nd. Feb. 01

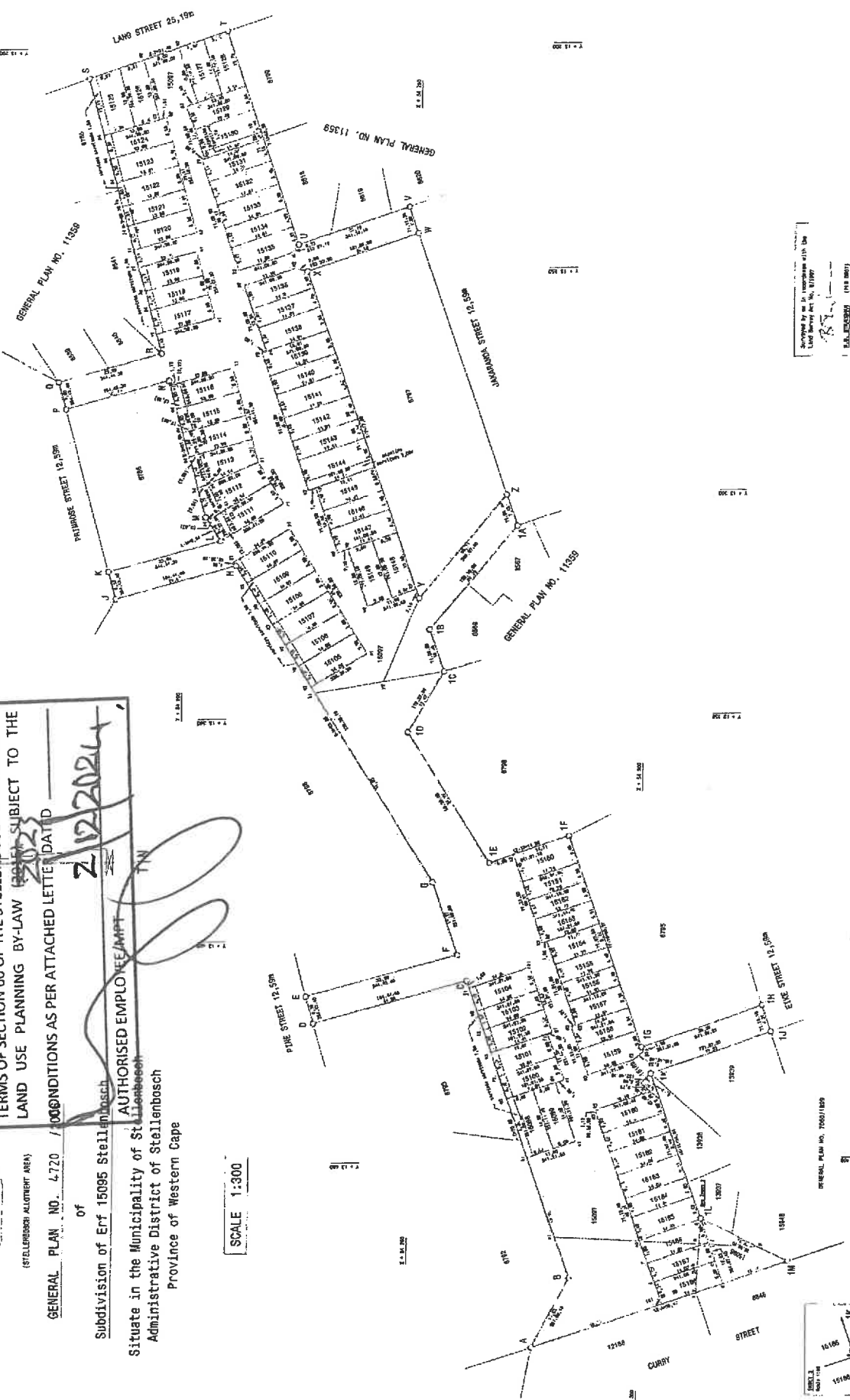
STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / ~~CONVEYANCE~~ HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW FROM SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED 2023

GENERAL PLAN NO. 4720 / **CONDITIONS AS PER ATTACHED LETTER DATED**

Subdivision of Erf 15095 Stellenbosch
Situatue in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Province of Western Cape

SCALE 1:300



Surveyed by me in accordance with the
Lead Survey Act No. 8/1997

R. J. ...

P.R. 174/2000 (148 MB07)
Professional Lead Surveyor
Date: May 2004 - July 2004

S.B. FILE NO. 514, N55 (VS)
SURVEY RECORD : 2763/7004
CORRELATION : BHO2-1213 (BHO36)
LPI 00170072