



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17124 – TP727/2024

Our File Reference Number: Erf 16536 & 16537, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: 

Sir / Madam

APPLICATION FOR A SUBDIVISION AND CONSOLIDATION: ERF 16536 & 16537, 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 By-law on Erf 2022, Stellenbosch, namely:
 - 2.1.1 **Subdivision** in terms of Section 15(2)(d) of the said By-law of Remainder Erf 16536, Stellenbosch into two (2) portions namely unregistered Erf 16492 (measuring ± 8 314m² in extent) and the Remainder Portion; and
 - 2.1.2 **Consolidation** in terms of Section 15(2)(e) of the said By-Law of Unregistered Erf 16492, Stellenbosch with Remainder Erf 16537, Stellenbosch to create Unregistered Erf 16491, Stellenbosch (measuring $\pm 7,0045$ ha).

BE APPROVED in terms of Section 60 of the said Bylaw.

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 proposed subdivision and consolidation under consideration, as indicated on **Subdivisional Plan with reference DWG16492SB/2a, drawn by Bettsworth Scott Urban Planners** and **Consolidation Plan with reference DWG16492SB/3a, drawn by Bettsworth Scott Urban Planners**, attached as **ANNEXURE B** 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 development must be undertaken in accordance with **Subdivisional Plan with reference DWG16492SB/2a, drawn by Bettesworth Scott Urban Planners and Consolidation Plan with reference DWG16492SB/3a, drawn by Bettesworth Scott Urban Planners** and attached as **ANNEXURE B**.

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 unit/s must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.

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

4.1 The proposed subdivision and consolidation will have no physical impact on the existing school buildings and/or facilities as it entails the removal of the internal boundaries to put the school on one property as per the existing school boundary fence.

4.2 No additional land units will be created by the proposed subdivision and consolidation.

4.3 No change in land use are proposed.

5. Matters to be noted:

5.1 Compliance with the conditions imposed by the Directorate: Infrastructure Services as contained in their memorandum dated 13 August 2024, attached as Annexure A to the satisfaction of the said Department.

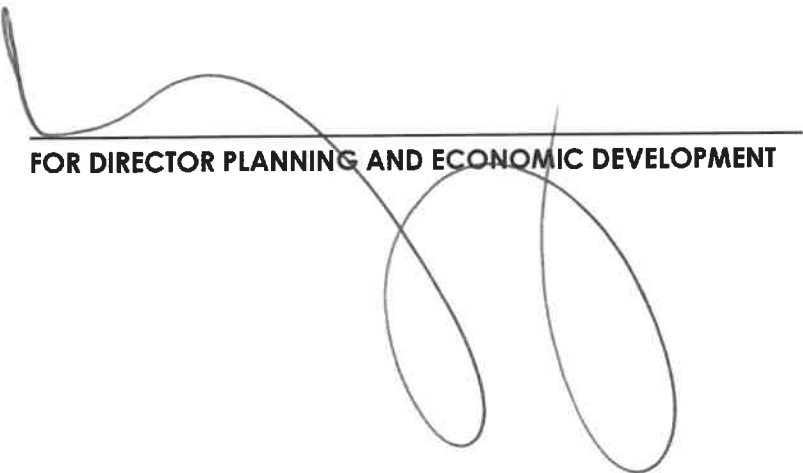
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. 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.

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 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.
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

18/10/2024

DATE



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	13 August 2024
Our Ref ▫ Ons Verw:	Civil LU 2741
Town Planning Ref:	LU/17124 – TP727/2024
Re ▫ Insake:	Erf 16536, Stellenbosch: Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for a Subdivision of Remainder Erf 16536, Stellenbosch into two (2) portions namely unregistered Erf 16492 (measuring $\pm 8\,314\text{m}^2$ in extent) and the Remainder Portion. Application is made in terms of Section 15(2)(e) of the Stellenbosch Land Use Planning By-law, 2023 for a Consolidation of Unregistered Erf 16492, Stb with Remainder Erf 16537, Stellenbosch to create Unregistered Erf 16491, Stellenbosch (measuring $\pm 7,0045\text{ha}$). The application for subdivision and consolidation is merely to remove the internal cadastral boundaries and put the school on one property is per the existing school boundary fence.

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

1. **Civil Engineering Services**

- 1.1 The Municipality intends to use a 3.5m on each side of the boundary line that runs between the two schools (Rhenish and Bloemhof) to make provision for a future vehicular/pedestrian link between Doornbosch Street and Koch Street. This is in order to improve traffic flows and relieve the congested traffic conditions in the area.



It is therefore brought under the attention of the landowner that no permanent structures within this 3.5 m strip will be allowed.

Negotiations and agreements will be entered into regarding the future acquisition of the strip of land.

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

ANNEXURE B

COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES

