



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15100 (TP171/2022)

Our File Reference Number: Erven 370-381, Longlands

Your Reference Number: 3604-P

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR CONSOLIDATION, SUBDIVISION AND AMENDMENT OF AN APPROVED SUBDIVISION PLAN ON UNREGISTERED ERVEN 370-381, LONGLANDS

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 Section 15(2) of the Bylaw on Municipal Land Use Planning (2023) on Unregistered Erven 370 to 381, Longlands, namely:
 - 2.1.1 **Consolidation** in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law (2023) of unregistered Erven 370 to 374, Longlands to create a single erf.
 - 2.1.2 **Subdivision of the consolidated erf** in terms of Section 15(2)(d) of the said bylaw, into 5 Conventional Residential Zone erven of:
 - i. Portion 1 ($\pm 410\text{m}^2$)
 - ii. Portion 2 ($\pm 410\text{m}^2$)
 - iii. Portion 3 ($\pm 410\text{m}^2$)
 - iv. Portion 4 ($\pm 410\text{m}^2$)
 - v. Portion 5 ($\pm 410\text{m}^2$)
 - 2.1.3 **Amendment of the subdivisional plan** in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the amendment of the 01 December 2020 approved subdivisional plan (Project No 3604P, dated 19/03/2020 and drawn by TV3

Architects and Town Planners) to increase the number of residential units from 7 to 10 (zoned Conventional Residential Zone) and to retaining the 2 private road erven (zoned Private Open Space Zone) in use and size namely;

- a. Portion 1 ($\pm 442\text{m}^2$ zoned Conventional Residential Zone),
- b. Portion 2 ($\pm 442\text{m}^2$ zoned Conventional Residential Zone),
- c. Portion 3 ($\pm 442\text{m}^2$ zoned Conventional Residential Zone),
- d. Portion 4 ($\pm 442\text{m}^2$ zoned Conventional Residential Zone),
- e. Portion 5 ($\pm 429\text{m}^2$ zoned Conventional Residential Zone),
- f. Portion 6 ($\pm 429\text{m}^2$ zoned Conventional Residential Zone),
- g. Portion 7 ($\pm 429\text{m}^2$ zoned Conventional Residential Zone),
- h. Portion 8 ($\pm 429\text{m}^2$ zoned Conventional Residential Zone),
- i. Portion 9 ($\pm 429\text{m}^2$ zoned Conventional Residential Zone),
- j. Portion 10 ($\pm 429\text{m}^2$ zoned Conventional Residential Zone)
- k. Portion 11 ($\pm 226\text{m}^2$ zoned Private Open Space Zone) and
- l. Portion 12 ($\pm 263\text{m}^2$ zoned Private Open Space Zone).

2.1.4 **Consent use** in terms of Section 15(2)(o) of the said bylaw, to establish a group-housing site of Farm No. 510/9, Stellenbosch Division.

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 consolidation and subdivision as indicated on Project No 3604, Drawings Proposed Subdivision, Plan No 2 and Amended Subdivision Plan No. 3, dated 28/06/2023, drawn by TV3 Architects Town Planners and Urban Designers attached as **APPENDIX 2** 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 subdivision and consolidation be implemented in accordance to Project No 3604, Drawings Proposed Subdivision, Plan No 2 and Amended Subdivision Plan No. 3, dated 28/06/2023, drawn by TV3 Architects Town Planners and Urban Designers attached as **APPENDIX 2**.

3.3 An electronic copy (shp, dwg, dxf) of the subdivisinal 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 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.5 The conditions listed in the memorandum dated 25 July 2023 from the Municipal Director: Infrastructure Services attached in **APPENDIX 4** be complied with.

3.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

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

4.1 The development is located within the Urban Edge and the Municipal Spatial Development Framework (MSDF) don't need to be amended to accommodate the proposal and is deemed consistent with the MSDF.

4.2 Safe access could be provided from an existing approved access point off the Polkadraai Road.

4.3 The consolidation and subdivision application, which is an infill residential development does not impose real costs or risks to the municipality delivering on its mandate and would not compromise the development strategy of the MSDF.

5. Matters to be noted:

5.1 Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

5.2 All electrical requirements should be directed to Eskom.

5.3 Should any listed activity be triggered in terms of the NEMA EIA Regulations, 2014 as defined in GN No. 327,325 and/or 324 at any stage, an application must be submitted and environmental authorisation obtained before such activity(ies) may commence.

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 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:
 - a) First names and surname
 - b) ID number
 - c) Company of Legal person's name (if applicable)
 - d) Physical Address
 - e) Contact details, including a Cell number and E-Mail address

8. Reference to this correspondence and the relevant property details on which the appeal is submitted.

8.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) 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.

8.2 Whether the appeal is lodged against the whole decision or a part of the decision.

8.3 If the appeal is lodged against a part of the decision, a description of the part.

8.4 If the appeal is lodged against a condition of approval, a description of the condition.

8.5 The factual or legal findings that the appellant relies on.

8.6 The relief sought by the appellant.

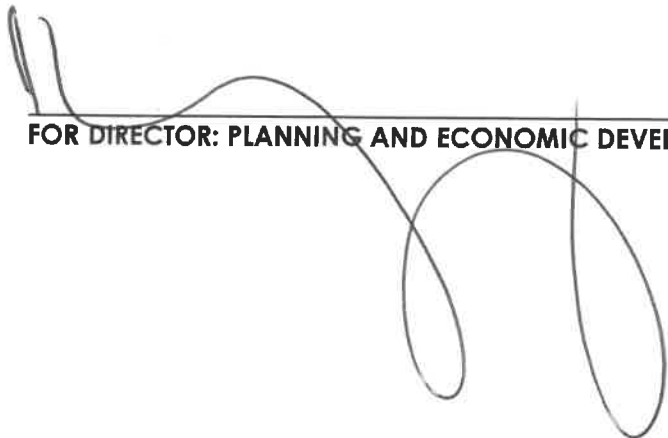
8.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

8.8 That the appeal includes the following declaration by the Appellant:

- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- b) 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.

9. 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
10. 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.
11. 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
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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

17/1/2024
DATE



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

AUTHORISED EMPLOYEE/MPT

2025
17/1/2024

427

350

351

352

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393

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411

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413

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427

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

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

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Application for the consolidation of
Erven 370 - 374, Longlands.



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

Longlands
Village

Property Description:

Erven 370-374, Longlands

Drawing:

Proposed Consolidation

Plan no.:

1

Date:

28/06/2023

Scale:

1:1000 (A4)

Project no.:

3604 P

Drawn:

Checked:

WH

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**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 17/1/2024

AUTHORISED EMPLOYEE/MPT

427

350

351

352

353

349

1
(±410m²)2
(±410m²)3
(±410m²)4
(±410m²)5
(±410m²)

383

389

390

391

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Application for the Subdivision of the
consolidated erf.

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

* This drawing is the property of TV3 Architects and
Town Planners (Pty) Ltd and copyright is reserved

Erf Number	Zoning	Land Use	No. of Erven	Area
1-5	Conventional Residential	Dwelling House	5	±2050m ²
Total			5	±2050m ²

**Longlands
Village**

Property Description:
Erven 370-374, Longlands

Drawing:	Plan no.:		
Proposed Subdivision		2	
Date:	28/06/2023	Scale:	1:1500 (A4)
Project no.:	3604 P	Drawn:	Checked:
		WH	CH



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS



12 (±263m²)
10 (±429m²)
9 (±429m²)
8 (±429m²)
7 (±429m²)
6 (±429m²)
5 (±429m²)
11 (±226m²)
4 (±442m²)
3 (±442m²)
2 (±442m²)
1 (±442m²)

STELLENBOSCH MUNICIPALITY

THIS AMENDMENT OF THE SUBDIVISION PLAN HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX 2023

17/1/2024

MUNICIPAL MANAGER DATE

Application for the Amendment of an
Approved Subdivision plan.

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Erf Number	Zoning	Land Use	No. of Erven	Area
1-10	Conventional Residential	Dwelling House	10	±4341m²
11-12	Private Open Space	Private Road	2	±490m²
Total			12	±4830m²

Longlands
Village

Property Description:
Erven 375-381, Longlands

Drawing:	Plan no.:	
Amended Subdivision	3	
Date:	Scale:	
28/06/2023	1:1500 (A4)	
Project no.:	Drawn:	Checked:
3604 P	WH	CH



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

APPENDIX 4

Comments from Directorate: Infrastructure Services



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 25 July 2023
Our Ref ▫ Ons Verw: Civil LU 2552
Town Planning Ref: LU/15100 – TP 171/2022
Re ▫ Insake: Erf 228, Longlands: APPLICATION 1 Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the consolidation of unregistered Erven 370 to 374, Longlands (Zoned Conventional Residential in General Plan No. 3197/2019) to create a single erf. Application is made in terms of Section 15(2)(d) for the Stellenbosch Municipal Land Use Planning By-law (2015) for the subdivision of the consolidated erf into 5 Conventional Residential Zone erven of ±410m² each. APPLICATION 2

FILE NR:	OUTGOING POST
Erf 370u. LU/15100	
SCAN NR:	
COLLABORATOR NR:	755151

Application is made in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the amendment of the 01 December 2020 approved subdivisional plan (Project No 3604P, dated 19/03/2020 and drawn by TV3 Architects and Town Planners) to increase the number of residential units from 7 to 10 (zoned Conventional Residential Zone) namely: Portion 1 ($\pm 442\text{m}^2$), Portion 2 ($\pm 442\text{m}^2$), Portion 3 ($\pm 442\text{m}^2$), Portion 4 ($\pm 442\text{m}^2$), Portion 5 ($\pm 429\text{m}^2$), Portion 6 ($\pm 429\text{m}^2$), Portion 7 ($\pm 429\text{m}^2$), Portion 8 ($\pm 429\text{m}^2$), Portion 9 ($\pm 429\text{m}^2$), Portion 10 ($\pm 429\text{m}^2$) and to retaining the 2 private road erven (zoned Private Open Space Zone) in use and size, namely: Portion 11 ($\pm 226\text{m}^2$) and Portion 12 ($\pm 263\text{m}^2$).

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

1. Civil Engineering services

- 1.1 Each newly connected erf must have it's own water and sewer connections before clearance – must be indicated on the engineering service drawings submitted for approval.

2. Development Charges (DCs)

- 2.1 DCs will be recalculated on the amended number of erven for the full development.
2.2 The appropriate DC's are payable before subdivision clearance.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)